File Box 8

PREPARED BY (AND RETURN TO):


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*Percy Wilkins, Jr. (retired)*



BILL GARRETT, Davidson County
Trans:T20160058956 DEEDWARR
Recvd: 07/11/16 14:31 2 pgs
Fees:13.00 Taxes:851.00
20160711-0070794


W & I Ref: (DM) Title No.: 58457
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Todd G. Gustafson<br>1803 Broadway #118<br>Nashville, TN 37203 | NEW OWNER |

**TAX MAP PARCEL NUMBERS:** 092160D11800CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$230,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sunny Meadows, LLC, a Delaware Limited Liability Comany**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Todd G. Gustafson** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 118 of The Bristol on Broadway, a condominium, being a portion of Lot Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21, 1857, in Book 21, page 39, in the Register's Office for Davidson County Tennessee, and being more particularly described according to ALTA/ACSM AS-Build Survey prepared by Wamble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all right, title and interest relating to said unit as prescribed and set forth in the Master Deed for The Bristol on Broadway, a condominium, recorded under number 20050517-0055639, amended in Instrument No. 20060307-0026614 and Instrument No. 20070615-0011857

Being the same property conveyed to Sunny Meadows, LLC a Delaware LImited Liability Company by Warranty Deed from Mary R. Fulcher, married, dated July 25, 2014 and recorded on July 29, 2014 of record in Instrument No. 20140729-0067538, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 200505170055639, Instrument No. 20060307-0026614, Instrument No. 20070615-0071857, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Instrument No. 20050517-0055639, Instrument No. 20060307-0026614, Instrument No. 20070615-0071857, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

**This is improved property, known as 1803 Broadway, # 118, Nashville, TN 37203**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 8th day of July, 2016.

**By Sunny Meadows, LLC**

**Sunny Meadows, Inc., as Sole member**
**By Todd Sandahl, Authorized Agent**

**State of** Tennessee

**County of** Davidson

Before me, the undersigned, personally appeared, **Todd Sandahl**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Authorized Agent** (or other officer authorized to execute this instrument) of **Sunny Meadows, LLC, a Delaware Limited Liability Comany**, the within named bargainor, a limited liability company, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the company as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this the 8th day of July, 2016.

Notary

My Commission Expires: 3/7/2017

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

**State of** Tennessee

**County of** Davidson

**AFFIDAVIT**

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $230,000.00.

Affiant

Sworn and subscribed before me this 8th day of July, 2016.

Notary

My Commission Expires: 3/7/2017

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.