BILL GARRETT, Davidson County
Trans:T20160061011 DEEDWARR
Recvd: 07/15/16 14:39 2 pgs
Fees:13.00 Taxes:1202.50
20160715-0073066

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (RF) Title No.: 58415
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Wendy Goldstein Delaney McClinton 4505 Harding Pike, # 34-E Nashville, TN 37205	Same

TAX MAP PARCEL NUMBERS: 116030A03900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$325,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sharobella Music AB**, a private limited liability company, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Wendy Goldstein and Delaney McClinton, as joint tenants with right of survivorship**, 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 33-E, and 34-E of Royal Oaks Tower Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on The Plan of record in Book 4460, page 189, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium. (Both Units under one map & parcel number).

Being the same property conveyed to Sharobella AB by Warranty Deed from Gina Brown, dated August 15, 2014 and recorded on August 22, 2014 of record in Instrument No. 20140822-0076634, Register's Office for Davidson County, Tennessee. The said Sharobella AB is more formally known as Sharobella Music, AB, a private limited liability company, owned and operated by its sole board member Mary Sharon Vaughn.

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 Book 4460, page 189, 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 Book 4710, page 901, Book 4798, page 813, 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 4505 Harding Place, # 34 E, Nashville, TN 37205

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 14th day of July, 2016.

Sharobella Music, AB

By: _____
Mary Sharon Vaughn
Its sole board member

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **Mary Sharon Vaughn,** 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 **sole board member** of **Sharobella Music AB**, the within named bargainor, a private limited liability company, and the execution of the foregoing instrument as such board member for the purposes therein contained, by signing in the name of the private limited liability company as such board member.

Witness my hand and official seal, at office in Davidson County Tennessee this the 14th day of July, 2016.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

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: $325,000.00.

Affiant

Sworn and subscribed before me this 14th day of July, 2016.

Notary

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019