BILL GARRETT, Davidson County
Trans:T20160083603 DEEDWARR
Recvd: 09/23/16 09:04 2 pgs
Fees:13.00 Taxes:886.15
20160923-0100257

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

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

W & I Ref: (DM) Title No.: 58605
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Freddy DeBock, Co-Trustee Maureen DeWaele, Co-Trustee of the DeBock Family Living Trust 9456 Foothills Dr. Brentwood, TN 37027	new owner

TAX MAP PARCEL NUMBERS: 104080M40500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$239,500.00**, 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 limited liability company, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Freddy DeBock, Co-Trustee and Maureen DeWaele, Co-Trustee of the DeBock Family Living Trust** 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. 405, together with a parking space of The Glen Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Instrument No. 20070904-0105726, Instrument No. 20080805-0080551, Instrument No. 20081029-0108159, Instrument No. 20081112-0111695, Instrument No. 20081124-0115172, Instrument No. 20090224-0016363, 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.

Being the same property conveyed to Witherspoon Investments by Warranty Deed from Donald Seitz and spouse, Maureen S. Seitz, dated July 27, 2012 and recorded on August 7, 2012 of record in Instrument No. 20120807-0070350, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 5, 2012, recorded on November 15, 2012 of record in Instrument No. 20121115-0105297, said Register's Office corrected by Scrivener's Affidavit of record in Instrument No. 20130226-0018903, said Register's Office, subject property was conveyed to Sunny Meadows, LLC.

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

This conveyance is subject to: Taxes for 2016, and subsequent years; All Matters shown on Plat Book 21, page 87, said Register's Office. The Plan, with Owner's Certificate, of record shown on Exhibit "B" of record in Instrument No. 20070904-0105726, Instrument No. 20080805-0080551, Instrument No. 20081029-0108159, Instrument No. 20081112-0111695, Instrument No. 20081124-0115172, Instrument No. 20090224-0016363, 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. Easement for sanitary sewers and/or storm drainage water mains, pumps and appurtenances of record in Instrument No. 20070820-0099189, said Register's Office. Inspection and Maintenance Agreement for private storm water management facilities of record in Instrument No. 20070820-0099330, said Register's Office. The provisions of the condominium Master Deed of record in Instrument No. 20070904-0105726, Instrument No. 20080805-0080551, Instrument No. 20081029-0108159, Instrument No. 20081112-0111695, Instrument No. 20081124-0115172, Instrument No. 20090224-0016363, 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 1706 18th Avenue South, # 305, Nashville, TN 37212

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 20th day of September, 2016.

Sunny Meadows, LLC
By:

Sunny Meadows, Inc., Sole and Managing 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**, 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 corporation as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this the 20th day of September, 2016.

Notary

My Commission Expires: _____

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER

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: $239,500.00.

Affiant

Sworn and subscribed before me this 20th day of September, 2016.

Notary

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY