File Box 8

PREPARED BY (AND RETURN TO):

*Wilkins & Ivey, Attys.*

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*Email*

Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*

BILL GARRETT, Davidson County
Trans:T20160086419 DEEDWARR
Recvd: 09/30/16 16:12 2 pgs
Fees:13.00 Taxes:795.50
20160930-0103621

W & I Ref: () Title No.: 58604
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| William L. Christian<br>310 Stonecrest Way<br>Nashville, TN 37209 | SWBC Mortgage Corporation<br>9311 San Pedro Suite 100<br>San Antonio, TX 78216 |

**TAX MAP PARCEL NUMBERS:** 114120A08900CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$215,000.00**, 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 limited liability company, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William L. Christian** 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 in Davidson County, Tennessee, being Lot No. 89 on the Plan of Stoneridge Townhomes, Phase II, shown on Exhibit "B" to the Covenants, Conditions and Restrictions of record in Instrument No. 20060721-0088352, amended in Instrument No. 20080715-0072550, said Register's Office, to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Sunny Meadows, LLC by Special Warranty Deed from Marquis Homes, LLC, a Tennessee limited liability company, dated June 4, 2013 and recorded on June 5, 2013 of record in Instrument No. 20130605-0057196, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, shown on Exhibit "B" to the Covenants, Conditions and Restrictions of record in Instrument No. 20060721-0088352, amended in Instrument No. 20080715-0072550, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Parking Easement of record in Instrument No. 20080428-0042873, said Register's Office. Water Line Easement of record in Instrument No. 20080428-0042872, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050421-0044398, Instrument No. 20060721-0088352, amended in Instrument No. 20080201-0010773, Instrument No. 20080715-0072550, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as 310 Stonecrest Way, Nashville, TN 37209**

**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 29th 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, Inc., Sole and Managing Member of Sunny Meadows, LLC**, the within named bargainor, a corporation, 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 29th day of September, 2016.

Notary

My Commission Expires:

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

**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: $215,000.00.

Affiant

Sworn and subscribed before me this 29th day of September, 2016.

Notary

My Commission Expires:

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018