File Box 8

PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans: T20160087122 DEEDWARR
Recvd: 10/04/16 11:01 2 pgs
Fees: 13.00 Taxes: 795.50
20161004-0104421

W & I Ref: (DM) Title No.: 58595
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Marla Richardson 1600 Westgate Circle #100 Brentwood, TN 37027	NEW OWNER

TAX MAP PARCEL NUMBERS: 105010B10500CO

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 **Marla Richardson** 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 Unit No. 105, as shown on the Plan of Ten Ten on the Row, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Instrument No. 20071023-0125441 and amended in Instrument No. 20090224-0015964, Instrument No. 20090507-0041965 and Instrument No. 20090929-0090277, and Instrument No. 20120905-0080264, and amended by Scrivener's Affidavit of record in Instrument No. 20141009-0093659, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners. Parking Space No. P-7 is assigned as a Limited Common Element for the exclusive use by the owner of Unit 105.

Being the same property conveyed to Witherspoon Investments, LTD, by Warranty Deed from Haury & Smith Contractors, Inc., dated July 27, 2012 and recorded on August 27, 2012 of record in Instrument No. 20120827-0076744, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 5, 2012, recorded on November 15, 2012 of record in Instrument No. 20121115-0105292, 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; The Plan, with Owner's Certificate, of record shown as Exhibit "B" to the Master Deed of record in Instrument No. 20071023-0125441, amended in Instrument No. 20090224-0015964, Instrument No. 20090507-0041965, Instrument No. 20090929-0090277, amended by Scrivener's Affidavit of record in Instrument No. 20141009-0093659, Instrument No. 20120905-0080264, said Register's Office, which Plan shows minimum building set back line and easement to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Instrument No. 20071023-0125441, amended in Instrument No. 20090224-0015964, Instrument No. 20090507-0041965, Instrument No. 20090929-0090277, amended by Scrivener's Affidavit of record in Instrument No. 20141009-0093659, Instrument No. 20120905-0080264, 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 1010 16th Avenue South, # 105, 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 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
STATE OF TENNESSEE NOTARY PUBLIC
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 30th day of September, 2016.

Notary

My Commission Expires:

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