File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160087363 DEEDWARR
Recvd: 10/04/16 15:11 2 pgs
Fees:13.00 Taxes:841.75
20161004-0104813

W & I Ref: (DM) Title No.: 58615
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Lihsien Lei Hui Ching Hu 332 Dandridge Drive Franklin, TN 37067	NEW OWNER

TAX MAP PARCEL NUMBERS: 092160D22700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$227,500.00**, 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 **Lihsien Lei and spouse, and Hui Ching Hu** 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 227 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 on 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-Built 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 Instrument No. 20050517-0055639, said Master Deed and all recorded amendments adn exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided .49% interest in the Common Elements of The Bristol on Broadway Condominium.

Being the same property conveyed to Witherspoon Investments, LTD by Warranty Deed from Melinda Haisch Littleton, married, dated July 27, 2012 and recorded on August 1, 2012 of record in Instrument No. 20120801-0068047, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 5, 2012, recorded on November 15, 2012 of record in Instrument No. 20121115-0105295, 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 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20050517-0055639, amended in 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. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BS2000-364, made applicable by Ordinance No. BL2000-476, of record in the Metropolitan Clerks's Office for Davidson County, Tennessee. The provisions of the condominium Master Deed of record in Instrument No. 20050517-0055639, amended in 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, 227, 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 29th day of ~~October~~ September (DM), 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 29th day of September, 2016

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

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: $227,500.00.

Affiant

Sworn and subscribed before me this 3rd day of October, 2016.

Notary

My Commission Expires:

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