PREPARED BY (AND RETURN TO):

*Wilkins & Ivey, Attys.*

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Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*

BILL GARRETT, Davidson County
Trans:T20160105197 DEEDWARR
Recvd: 11/30/16 09:43 2 pgs
Fees:13.00 Taxes:847.30
20161130-0125491

W & I Ref: (DM) Title No.: 58672
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Glenn O. Wise and Gena R. Wise, Trustees of The Wise Family Trust<br>2310 Elliott Ave. #133<br>Nashville, TN 37212 | NEW OWNER |

**TAX MAP PARCEL NUMBERS:** 105140C13300

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$229,000.00**, 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 **Glenn O. Wise and Gena R. Wise, Trustees of The Wise Family 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:

dated December 16, 1999 and any amendments thereto

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 133 of The Park at Melrose Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20070917-0110745, 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 Sunny Meadows, LLC, by Warranty Deed from Myriam D. Heath, unmarried, a/k/a Myriam D. Olsen, dated June 16, 2014 and recorded on June 18, 2014 of record in Instrument No. 20140618-0052967, Register's Office for Davidson County, Tennessee.

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 shown as Exhibit "E" to the Master Deed in Instrument No. 20070917-0110745, 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 Instrument No. 20070917-0110745, 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 2310 Elliott Avenue, # 133, 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.

SM

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 18th day of November, 2016.

Sunny Meadows, LLC
By: _____
Sunny Meadows, Inc., Sole and Managing Member
By: James Matthews, Authorized Agent

~~State of~~

County of Oxfordshire

Before me, the undersigned, personally appeared, **James Matthews** 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 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 1-3 High Street, Thame, OX9 2BX ~~office in Davidson County Tennessee~~ this the 18th day of November, 2016.

A G Parker
~~Notary~~ SOLICITOR

ANTHONY GRAHAME PARKER

~~My Commission Expires~~: _____

LIGHTFOOTS LLP
1-3 HIGH STREET
THAME
OXON OX9 2BX

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: $229,000.00.

Affiant

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

Notary

My Commission Expires: _____

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

SM