PREPARED BY (AND RETURN TO):

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Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170008635 DEEDWARR
Recvd: 01/30/17 14:21 2 pgs
Fees:13.00 Taxes:717.80
20170130-0009769

W & I Ref: (DM) Title No.: 58778
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sunny Meadows, LLC 3102 West End Ave. Suite 400, Room 427 Nashville, TN 37203	NEW OWNER

TAX MAP PARCEL NUMBERS: 14080L20700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$194,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anne D. Gooch, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sunny Meadows, LLC** 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. 207 of Cambridge, a Condominium Development, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown o n Exhibit "C" to the Master Deed of record in Instrument No. 20061214-0154442, corrected by Scrivener's Affidavit of record in Instrument No. 20081003-0100908, amended in Instrument No. 20100616-0046949, Instrument No. 20161219-0133227 and Instrument No. 20170110-0002962, 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 Anne D. Gooch, unmarried by Warranty Deed from Parthenon Partners, LLC, a Tennessee limited liability company, dated August 8, 2008 and recorded on August 12, 2008 of record in Instrument No. 20080812-0082935, 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 in Exhibit "C" to the Mater Deed in Instrument No. 20061214-0154442, corrected by Scrivener's Affidavit of record in Instrument No. 20081003-0100908, amended in Instrument No. 20100616-0046949, Instrument No. 20161219-0133227 and Instrument No. 20170110-0002962, 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 in Metro Ordinance No. BL 2000-364 made applicable by Ordinance No. BL 2000-476, of record in The Metropolitan Clerk's Office in Davidson County, Tennessee. The provisions of the condominium Master Deed of record in Instrument No. 20061214-0154442, corrected by Scrivener's Affidavit of record in Instrument No. 20081003-0100908, amended in Instrument No. 20100616-0046949, Instrument No. 20161219-0133227 and Instrument No. 20170110-0002962, 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 1504 18th Avenue South, # 207, 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 24th day of January, 2017.

Anne D. Gooch

MICHAEL J. ORRICK NOTARY PUBLIC DISTRICT OF COLUMBIA MY COMMISSION EXPIRES 3/31/2018

State of District of Columbia

County of —

On this 24th day of January, 2017, before me the undersigned authority, personally appeared Anne D. Gooch, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 03-31-18

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: $194,000.00.

Affiant

Sworn and subscribed before me this 20th day of January, 2017.

Notary

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019