PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Davidson County DEEDWARR
Recvd: 01/31/17 14:27 3 pgs
Fees:18.00 Taxes:629.00
20170131-0010373

W & I Ref: () Title No.: 58759
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Terrence W. Luckett, Jr. 735 Tulip Grove Road #302 Hermitage, TN 37076	U.S. Bank Home Mortgage 7601 Penn Ave. S. Ste A-1 Richfield, MN 55423

TAX MAP PARCEL NUMBERS: 075120F03600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$170,000.00**, 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 **Terrence W. Luckett, Jr., a single man,** 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. 36 a/k/a Unit 302, on the plan of Tulip Grove Townhomes shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050525-0059119, amended in Instrument No. 20080103-0000699, Instrument No. 20120521-0043906, said Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Sunny Meadows, LLC by Warranty Deed from Hayley Butler, unmarried, dated September 29, 2015 and recorded on October 1, 2015 of record in Instrument No. 20151001-0099779, 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 2017, and subsequent years; The Plan, with Owner's Certificate, of record in shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050525-0059119, amended in Instrument No. 20080103-0000699, Instrument No. 20120521-0043906, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is made for a more complete description. All Matters shown on the Plat of record in Instrument No. 20050517-0055768, said Register's Office. Easement for Comcast of Nashville of record in Instrument No. 20160301-0019393, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050525-0059119, amended in Instrument No. 20080103-0000699, Instrument No. 20120521-0043906, 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 735 Tulip Grove Road, # 302, Hermitage, TN 37076

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 20th day of January, 2017.

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

State of Tennessee

County of Davidson

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 office in Davidson County Tennessee this the 20th day of January, 2017.

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

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: $170,000.00.

Affiant

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

Notary

My Commission Expires: 9/4/19

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

I, Kimie Perry do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

