File Box 8

PREPARED BY (AND RETURN TO):

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BILL GARRETT, Davidson County
Trans:T20170015766 DEEDWARR
Recvd: 02/22/17 14:32 2 pgs
Fees:13.00 Taxes:780.26
20170222-0017923

W & I Ref: (DM) Title No.: 58795
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Yahua Zhang 4161 Outer Drive Nashville, TN 37204	NEW OWNER

TAX MAP PARCEL NUMBERS: 092160D61300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$210,880.00**, 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 **Yahua Zhang** 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 613 of The Bristol on Broadway, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for The Bristol n Broadway, a Condominium Development, of record in Instrument No. 20050517-0055639 and as amended in Instrument No. 20060307-0026614 and in Instrument No. 20070615-0071857, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided .53% interest in the Common Elements appurtenant to said Unit, as set forth in said Mster Deed. Reference is hereby made to the plan of The Bristol on Broadway, a Condominium Development, as set out on Exhibit "C" to the Master Deed, of record in Instrument No. 20050517-0055639, said Register's Office for a more complete identification and description of such Unit. Together with one parking stall No. 200.

Being the same property conveyed to Sunny Meadows, LLC by Warranty Deed from Bethany Stambaugh Mercer and Jason Andrew Mercer, wife and husband, dated June 13, 2014 and recorded on June 18, 2014 of record in Instrument No. 20140618-0053175, 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 Instrument No. 20050517-0055639 and as amended in Instrument No. 20060307-0026614 and in 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. The provisions of the condominium Master Deed of record in Instrument No. 20050517-0055639 and as amended in Instrument No. 20060307-0026614 and in 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, # 613, 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 15th day of February, 2017.

Sunny Meadows, LLC
By: _____

Sunny Meadows, Inc., Sole and Managing 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, Inc., Sole and Managing Member 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 limited liability company as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this the 15th day of February, 2017.

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: $210,880.00.

_____
Affiant

Sworn and subscribed before me this 15th day of February, 2017.

_____
Notary

My Commission Expires: _____

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