PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170018899 DEEDWARR
Recvd: 03/06/17 08:55 2 pgs
Fees:13.00 Taxes:758.50
20170306-0021612

W & I Ref: (DM) Title No.: 58760
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kathryn D. MacIndoe 314 Stonecrest Way Nashville, TN 37209	new owner

TAX MAP PARCEL NUMBERS: 114120A08700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$205,000.00**, 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 **Kathryn D. MacIndoe, unmarried** 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. 87 on the Plan of Stoneridge Townhomes, Phase II, shown as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060721-0088352, amended in Instrument No. 20080715-0072550, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Sunny Meadows, LLC by Special Warranty Deed from Marquis Homes, LLC, a Tennessee limited liability company, dated June 4, 2013 and recorded on June 5, 2013 of record in Instrument No. 20130605-00571096, 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 Instrument No. 20060721-0088352, amended in Instrument No. 20080715-0072550, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050421-0044398, Instrument No. 20060721-0088352, Instrument No. 20080715-0072550, 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 314 Stonecrest Way, Nashville, TN 37209

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 28th day of February, 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 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 company as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this the 28th 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: $205,000.00.

_____
Affiant

Sworn and subscribed before me this 1st day of March, 2017.

_____
Notary

My Commission Expires: _____

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