PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170019114 DEEDWARR
Recvd: 03/06/17 13:38 2 pgs
Fees:13.00 Taxes:1167.35
20170306-0021941

W & I Ref: (DM) Title No.: 58810
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Stephen J. Cameron Karen J. Cameron 1803 Broadway #305 Nashville, TN 37203	new owner ←

TAX MAP PARCEL NUMBERS: 092160D30500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$315,500.00**, 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 **Stephen J. Cameron and Karen J. Cameron , husband and wife,** 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. 305 of The Bristol on Broadway, a Condominium Development, as set out in Master Deed of record in Instrument No. 20050517-0055639, amended in Instrument No. 20060307-0026614, Instrument No. 20070615-0071857, in the Register's Office for Davidson County, Tennessee, together with all right, title and interest relating to said unit as prescribed and set forth in said Master Deed and all recorded amendments and exhibits thereto, which by reference are incorporated herein and made a part hereof, together with an 80% interest in the common elements as provided for in said Master Deed. Together with parking stalls # 7 and #92.

Being the same property conveyed to Witherspoon Investments, LTD, by Warranty Deed from Tejal S. Patel, an unmarried woman, dated July 27, 2012 and recorded on August 7, 2012 of record in Instrument No. 20120807-0070296, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 5, 2012, recorded on November 15, 2012, of record in Instrument No. 20121115-0105294, said Registers Office, subject property was conveyed to Sunny Meadows, LLC.

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, amended in Instrument No. 20060307-0026614, 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, amended in Instrument No. 20060307-0026614, 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, # 305, 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 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: $315,500.00.

_____
Affiant

Sworn and subscribed before me this 28th day of February, 2017.

_____
Notary

My Commission Expires: 10/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018