File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans: T20170026564 DEEDWARR
Recvd: 03/29/17 14:41 3 pgs
Fees: 18.00 Taxes: 851.00
20170329-0030713

W & I Ref: (DM) Title No.: 58867

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sunny Meadows LP 3102 West End Avenue Suite 400, Room 427 Nashville, TN 37203	NEW OWNER

TAX MAP PARCEL NUMBERS: 104080L10100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$230,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jessica Larsen, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sunny Meadows LP** 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. 101 of Cambridge, a Condominium Development, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Inst. No. 20061214-0154442, corrected by Scrivener's Affidavit of record in Ins. No. 20081003-0100908, amended in Inst. No. 201006160046949, Inst. No. 20161219-0133227 and Inst. No. 201701100002962, Register's Office for said County, to which source reference is made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements.

Being the same property conveyed to Jessica Larsen by Warranty Deed from Jeffrey H. Bauer, unmarried, dated October 7, 2016 and recorded on October 12, 2016, of record in Inst. No. 20161012-0107875, Register's Office for Davidson County, Tennessee.

Spencer McKenna, spouse of Jessica Larsen, joins in this conveyance solely to convey any and all marital interest he may have in subject property

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 as Exhibit "C" to the Master Deed of record in Inst. No. 20061214-0154442, corrected by Scrivener's Affidavit of record in Ins. No. 20081003-0100908, amended in Inst. No. 201006160046949, Inst. No. 20161219-0133227 and Inst. No. 201701100002962, 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 Inst. No. 20061214-0154442, corrected by Scrivener's Affidavit of record in Ins. No. 20081003-0100908, amended in Inst. No. 201006160046949, Inst. No. 20161219-0133227 and Inst. No. 201701100002962, 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; Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL 2000-364 made applicable by Ordinance No. BL 2000-476 of record in The Metropolitan Clerk's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Spencer McKenna by Jessica Larsen pursuant to a Power of Attorney executed by him on the 21st day of March, 2017, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 1504 18th Avenue South, # 101, 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 March, 2017.

Jessica Larsen

Spencer McKenna by Jessica Larsen, Attorney-In-Fact

State of Tennessee

County of Davidson

On this 24th day of March, 2017, before me the undersigned authority, personally appeared **Jessica Larsen**, 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:

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

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Jessica Larsen** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Spencer McKenna**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee this 24th day of March, 2017.

Notary

My Commission Expires:

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

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: $230,000.00.

Affiant

Sworn and subscribed before me this 24th day of March, 2017.

Notary

My Commission Expires:

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

EXHIBIT "A"
To
Warranty Deed

FROM: Jessica Larsen

TO: Sunny Meadows, LP

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Jessica Larsen, Affiant

Sworn to and subscribed before me this 24th day of March, 2017.

Notary Public

My Commission Expires: _____

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