BILL GARRETT, Davidson County
Trans:T20170029440 DEEDWARR
Recvd: 04/07/17 10:10 2 pgs
Fees:13.00 Taxes:777.00
20170407-0034152

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

Attorneys at Law
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Email

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58794
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cale Dennis Choat 312 Stonecrest Way Nashville, TN 37209	NFM, Inc. dba NFM Lending 505 Progress Drive, Ste 100 Linthicum, MD 21090

TAX MAP PARCEL NUMBERS: 114120A08800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$210,000.00**, 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 LP, a Delaware limited partnership**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cale Dennis Choat, 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. 88 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 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. 20130605-0057196, Register's Office for Davidson County, Tennessee. The said Sunny Meadows, LLC has since filed a certificate of conversion, dated February 24, 2017 with the Delaware Secretary of State, changing it's name to Sunny Meadow LP.

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. Parking Easement of record in Instrument No. 20080428-0042873, said Register's Office. Water Line Easement of record in Instrument No. 20080428-0042872, said Register's Office. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20080219-0015527, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050421-0044398, Instrument No. 20060721-0088352, Instrument No. 20080201-0010773, 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 312 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 3rd day of April, 2017.

Sunny Meadows LP, a Delaware limited partnership

By: Hillsboro Property Ventures, LLC,
a Delaware limited liability company
Its: General Partner
By:

Kevin Henderson, Authorized Agent

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **Kevin Henderson,** 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 LP, a Delaware limited partnership**, 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 3rd day of April, 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: $210,000.00.

Affiant

Sworn and subscribed before me this 3rd day of April, 2017.

Notary

My Commission Expires: _____

KARA L. WALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018