File Box 8

PREPARED BY (AND RETURN TO):

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Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170031886 DEEDWARR
Recvd: 04/17/17 13:55 2 pgs
Fees:13.00 Taxes:814.00
20170417-0037011

W & I Ref: (DM) Title No.: 58927
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sunny Meadows LP 3102 West End Ave. Ste 400, Room 427 Nashville, TN 37203	NEW OWNER

TAX MAP PARCEL NUMBERS: 104080L20400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$220,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William E. Stack, unmarried,** 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. 2041 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 Instrument No. 20061214-0154442, corrected by Scrivener's Affidavit of record in Instrument No. 20081003-0100908, amended in Instrument No. 20100616-0046949, Instrument No. 20161219-0133227 and Instrument No. 20170110-0002962, Register's Office for said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to William E. Stack, III, a single person by Warranty Deed from Parthenon Partners, LLC, dated July 13, 2010 and recorded on July 14, 2010 of record in Instrument No. 20100714-0055337, 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 Exhibit "C" to the Master Deed in Instrument No. 20061214-0154442, corrected by Scrivener's Affidavit of record in Instrument No. 20081003-0100908, amended in Instrument No. 20100616-0046949, Instrument No. 20161219-0133227 and Instrument No. 20170110-0002962, said Register's Office, which Plan shows minimum building set back line and easement to which Plan reference is hereby made for a more complete description. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364 made applicable by Ordinance No. BL2000-476, of record in the Metropolitan Clerks office for Davidson County, Tennessee. The provisions of the condominium Master Deed of record in Instrument No. 20061214-0154442, corrected by Scrivener's Affidavit of record in Instrument No. 20081003-0100908, amended in Instrument No. 20100616-0046949, Instrument No. 20161219-0133227 and Instrument No. 20170110-0002962, 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 1504 18th Avenue South, # 204, 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 14th day of April, 2017.

William E. Stack

State of Tennessee

County of Davidson

On this 14th day of April, 2017, before me the undersigned authority, personally appeared William E. Stack, 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:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

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: $220,000.00.

Affiant

Sworn and subscribed before me this 14th day of April, 2017.

Notary

My Commission Expires:

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