File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170031917 DEEDWARR
Recvd: 04/17/17 14:15 2 pgs
Fees:13.00 Taxes:777.00

20170417-0037051

W-HRG-17-1504

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sunny Meadows LP	NEW OWNER	
(NAME)	(NAME)	**104-8-L-206.00CO**
3102 West End Avenue, Suite 400, Room 427		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MITCHELL S. GREENBERG, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUNNY MEADOWS LP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 206 of Cambridge, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Cambridge, a Condominium Development of record in Instrument No. 20061214-0154442, as corrected by Scrivener' s Affidavit of record as Instrument No. 20081003-0100908, amended in Instrument No. 20100616-0046949, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Being the same property conveyed to Mitchell S. Greenberg, an unmarried man, by Warranty Deed from Joseph Kim and Eun Sun Yoom, husband and wife, recorded June 18, 2015 in Instrument No. 20150618-0058183, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2017.
- Subject to all matters shown on the Plan of Ready's Subdivision of O.B. Hayes of record in Plat Book 161, Page 141 and the Plan of O.B. Shields Subdivision of record in Plat Book 161, Page 158, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Cambridge Condominiums of record in Instrument Number 20061214-0154442, corrected by Scrivener's Affidavit in Instrument No. 20081003-0100908 and amended in Instrument 20100616-0046949, Register's Office for Davidson County, Tennessee.
- By Laws of record in Instrument Nos. 20161219-0133227 and 20170110-0002962, Register's Office for Davidson County, Tennessee.
- Charter of Cambridge Condominium Owners Association, Inc of record in Instrument No. 20061207-0151615, amended in Instrument No. 20170110-0002961, Register's Office for Davidson County, Tennessee.
- Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1504 18th Avenue South #206, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 14th DAY OF APRIL, 2017.

Mitchell S. Greenberg by Marian Wise as Attorney in fact

Mitchell S. Greenberg by Marian Wise, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIAN WISE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MITCHELL S. GREENBERG, and who acknowledged he/she/they executed the same as the free act and deed of the said MITCHELL S. GREENBERG.

Witness my hand and official seal, this the 14th of April, 2017.

William E Grones

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212