File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170040011 DEEDWARR
Recvd: 05/10/17 14:22 2 pgs
Fees:13.00 Taxes:9897.50
20170510-0046572

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sunny Meadows LP	Sunny Meadows LP	08309013200
(NAME)	(NAME)	
3902 Park Avenue	3902 Park Avenue	08309013100
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Stephen D. Elkins,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sunny Meadows LP,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 1012 Main Street, Nashville, TN 37206
1004 Forest Ave, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 8th day of May, 2017.

Stephen D. Elkins

State of Tennessee
County of Williamson

Personally appeared before me Stephen D. Elkins, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of May, 2017.

Notary Public J. Trent Lehman
My Commission Expires: 11/13/17

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires November 13, 2017

File No.: 11961

EXHIBIT "A"
LEGAL DESCRIPTION

Tract 1
Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of the Resubdivision of the Bransford McWhirter Subdivision of the Allison Place, of record in Book 161, Page 125, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen D. Elkins by Warranty Deed from American Construction and Remodeling Company, Inc. recorded on February 6, 1996, of record in Book 9939, Page 927, Register's Office for Davidson County, Tennessee.

Tract 2
Being Lot No. 18 on the Plan of Bransford-McWharter Subdivision of the Allison Place, as of record in Book 161, page 125, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen D. Elkins by Warranty Deed from Daniel C. Leath, a married man recorded on June 27, 1996, of record in Book 10100, Page 696, Register's Office for Davidson County, Tennessee.