BILL GARRETT, Davidson County
Trans:T20170041184 DEEDWARR
Recvd: 05/15/17 13:42 2 pgs
Fees:13.00 Taxes:1535.50
20170515-0047998

Warranty Deed

RECORD AND RETURN Tennessee Title Services 101 Springhouse Ct S-202 Hendersonville, TN 37075	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $415,000.00. Affiant Subscribed and sworn to before me, this the 8th day of May, 2017. Notary Public My commission expires: 11-20-18

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Caroline M. Booth James R. Booth, Jr.	First Federal Bank	
1105 Sunnymeade Drive	4900 Executive Drive	061-15-0-160.00
Nashville, TN 37216	Kansas City, MO 64119	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SUNNYMEADE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAROLINE M. BOOTH AND JAMES R. BOOTH, JR., HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 36, Block "B" on the Map showing the re-subdivision of Sunnymeade, Unit No. 1, and the subdivision of Sunnymeade, Unit No. 2, of record in Book 974, pages 56 and 57, which is the same as Lot No. 36, Block "B" on the Map of Sunnymeade, Unit No. 1 of record in Book 843, pages 4 and 5, Register's Office for said County.

Said Lot No. 36, Block "B" fronts 60 feet on the North side of Sunnymeade Avenue and runs back between parallel lines 140 feet to a dead line.

Being a portion of the same property conveyed to Trustees of the Inglewood Church of the Nazarene and their successors in office by Warranty deed from Katherine G. Danner of record in Book 5065, page 711 Register's Office for Davidson County, Tennessee, dated September 02, 1976 and recorded on September 07, 1976.

Being a portion of the same property conveyed to Inglewood Church of the Nazarene, Inc. by Quitclaim deed from Trustees of the Inglewood Church of the Nazarene and their successors in office of record in Instrument No. 20070502-0052278 Register's Office for Davidson County, Tennessee, dated April 30, 2007 and recorded on May 02, 2007.

Being the same property conveyed to Sunnymeade, LLC by Warranty deed from Inglewood Church of the Nazarene of record in Instrument No. 20160314-0023883

Register's Office for Davidson County, Tennessee, dated March 08, 2016 and recorded on March 14, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1105 Sunnymeade Drive, Nashville, TN 37216.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of May, 2017.

Sunnymeade, LLC

, Managing Member

Luciana Aliaga, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Luciana Aliaga, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Member of Sunnymeade, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

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

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018