File Box 8

PREPARED BY (AND RETURN TO):

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Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170045684 DEEDWARR
Recvd: 05/30/17 14:30 2 pgs
Fees:13.00 Taxes:895.40
20170530-0053514

W & I Ref: (DM) Title No.: 58928
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Martha L. Emrich-Stiles, Trustee of the Martha L. Emrich-Stiles Revocable Living Trust U/A dated 08/18/2011 60 Montevista Drive Waynesville, NC 28786	NEW OWNER

TAX MAP PARCEL NUMBERS: 104024B33700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$242,000.00**, 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 limited partnership, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Martha L. Emrich-Stiles, Trustee of the Martha L. Emrich-Stiles Revocable Living Trust U/A dated 08/18/2011** 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. 337 of Bristol West End, 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. 20070503-0053313, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, Instrument No. 20101130-0095113, Instrument No. 20151228-0130187, Instrument No. 20170316-0025728, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Witherspoon Investments, LTD by Warranty deed from Cynthia S. Duvall and husband Glyn D. Duvall, dated July 27, 2012 and recorded on August 7, 2012 of record in Instrument No. 20120807-0070295, corrected by Scrivener's Affidavit in Instrument No. 20121031-0099873, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 5, 2012, recorded on November 15, 2012 of record in Instrument No. 20121115-0105293, said Register's Office, subject property was conveyed to Sunny Meadows, LLC. 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 Meadows LP, a Delaware Limited Partnership and file an Acknowledgement of Conversion with the Tennessee Secretary of State effective April 12, 2017.

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 shown as Exhibit "C" to the Master Deed in in Instrument No. 20070503-0053313, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, Instrument No. 20101130-0095113, Instrument No. 20151228-0130187, Instrument No. 20170316-0025728, said Register's Office, shows an owner's Certificate, a minimum setback line and easements to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Instrument No. 20070503-0053313, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, Instrument No. 20101130-0095113, Instrument No. 20151228-0130187, Instrument No. 20170316-0025728, 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 3000 Vanderbilt Place, # 337, 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 25th day of May, 2017.

Sunny Meadows LP,
a Delaware limited partnership

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

By:_____
James Matthews, President

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **James Matthews,** 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 **President** (or other officer authorized to execute this instrument) of **Sunny Meadows LP**, the within named bargainor, a limited partnership and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the partnership as such officer.

Witness my hand and official seal at office in Davidson County Tennessee this the 25th day of May, 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: $242,000.00.

Affiant

Sworn and subscribed before me this 25th day of May, 2017.

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

Notary

My Commission Expires: _____