PREPARED BY (AND RETURN TO):


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Davidson County DEEDWARR
Recvd: 07/10/17 10:26 3 pgs
Fees:18.00 Taxes:644.75
**20170710-0068863**


W & I Ref: (DM) Title No.: 59092
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Brandi L. Hall<br>735 Tulip Grove Road #216<br>Hermitage, TN 37076 | NEW OWNER |

**TAX MAP PARCEL NUMBERS:** 075120F03100

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$174,257.00**, 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 **Brandi L. Hall, an unmarried woman,** 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:

Land in Davidson County, Tennessee, being Lot No. 3, a/k/a Unit 216, on the Plan of Tulip Cove Townhomes shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050525-0059119, amended in Instrument No. 20080103-0000699, Instrument No. 20120521-0043906, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Sunny Meadows, LLC by Warranty Deed from Ryan Aldridge and Tara Aldridge, husband and wife, dated September 29, 2015 and recorded on September 30, 2015, of record in Instrument No. 20150930-0099484, Register's Office for Davidson County, Tennessee. 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 of Sunny Meadows LP a Delaware Limited Partnership and filed an acknowledgement of Conversion with the Tennessee Secretary of State effective April 12, 2017.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. All Matters shown on Plat of record in Instrument No. 20050517-0055768, said Register's Office. Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20160301-0019393, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050525-0059119, amended in Instrument No. 20080103-0000699, Instrument No. 20120521-0043906, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as 735 Tulip Grove Road, # 216, Hermitage, TN 37076**

**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 6th day of July, 2017.

**Sunny Meadows LP,**
**a Delaware limited partnership**

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

**By:** Kevin Henderson FOR SMCP
**Kevin Henderson, Authorized Agent**

**State of** Tennessee

**County of** Davidson

Before me, the undersigned, personally appeared, **Kevin Henderson,** 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 **Authorized Agent,** (or other officer authorized to execute this instrument) of **Sunny Meadows LP**, the within named bargainor, a 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 6th day of July, 2017.

Notary

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

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: $174,257.00.

Affiant

Sworn and subscribed before me this 6th day of July, 2017.

Notary

My Commission Expires: _____

JORDAN T. MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

# True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and~~/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

