File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170060031 DEEDWARR
Recvd: 07/13/17 14:44 2 pgs
Fees:13.00 Taxes:1036.00
20170713-0070641

W & I Ref: (DM) Title No.: 58995
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sunny Meadows LP 3902 Park Ave. Nashville, TN 37209	SAME

TAX MAP PARCEL NUMBERS: 104080L10600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$280,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Margaret J. Hamrick, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sunny Meadows LP** 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. 106 of Cambridge, a Condominium Development, 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. 20061214-0154442, corrected by Scrivener's Affidavit of record in Instrument No. 20081003-0100908, amended in Instrument No. 20100616-0046949, Instrument No. 20161219-0133227, Instrument No. 20170110-0002962, 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 Margaret J. Hamrick, unmarried by Warranty Deed from Jennifer L. Ward, unmarried, dated February 23, 2015 and recorded on February 25, 2015 of record in Instrument No. 20150225-0016027, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, of record in Exhibit "C" to the Master Deed in Instrument No. 20061214-0154442, corrected by Scrivener's Affidavit of record in Instrument No. 20081003-0100908, amended in Instrument No. 20100616-0046949, Instrument No. 20161219-0133227, Instrument No. 20170110-0002962, said Register's Office, with Owner's Certificate, which Plan shows * minimum building set back line and easement to which Plan reference is hereby made for a more complete description. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364 made applicable to Ordinance No. BL2000-476 of record in the Metropolitan Clerk's Office in Davidson County, Tennessee. The provisions of the condominium Master Deed of record in Instrument No. 20061214-0154442, corrected by Scrivener's Affidavit of record in Instrument No. 20081003-0100908, amended in Instrument No. 20100616-0046949, Instrument No. 20161219-0133227, Instrument No. 20170110-0002962, 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 1504 18th Ave. South, # 106, 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 6th day of July, 2017.

Margaret J. Hamrick

Margaret J. Hamrick

State of Tennessee

County of Davidson

On this 6th day of July, 2017, before me the undersigned authority, personally appeared Margaret J. Hamrick, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

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

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: $280,000.00.

Affiant

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

Notary

My Commission Expires:

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