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:T20170066110 DEEDWARR
Recvd: 08/01/17 15:21 2 pgs
Fees:13.00 Taxes:1147.00
20170801-0078236

W & I Ref: (DM) Title No.: 59013
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Amanda Leigh Short 760 Wedgewood Park #103 Nashville, TN 37203	Same address as New owner

TAX MAP PARCEL NUMBERS: 105100C10300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$310,000.00**, 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 Delaware limited partnership**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Amanda Leigh Short** 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. 103 of Wedgewood Park, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "E1" and "E2" to the Master Deed of record in Instrument No. 20050510-0052804 amended in Instrument No. 20060216-0019060 and Instrument No. 20060228-0022838, 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 Sunny Meadows, LLC by Warranty Deed from Reza Frazmand and wife, Suzy Frazmand, dated February 21, 2014 and recorded on February 25, 2014 of record in Instrument No. 20140225-0016068, Register's Office for Davidson County, Tennessee. The said Sunny Meadows, LLC has since filed a certificate of conversion, dated February 24, 2017 with Delaware Secretary of State, changing it's name to 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 from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, shown on Exhibit "E1" and "E2" to the Master Deed in Instrument No. 20050510-0052804 amended in Instrument No. 20060216-0019060 and Instrument No. 20060228-0022838, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Instrument No. 20050510-0052804 amended in Instrument No. 20060216-0019060 and Instrument No. 20060228-0022838, 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 760 Wedgewood Park, # 103, Nashville, TN 37203

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 26th 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 SMLP
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, a Delaware limited partnership** By: Hillsboro Property Ventures, LLC, a Delaware limited liability company Its: General Partner, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson County, Tennessee this the 26th day of July, 2017.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTORER 19, 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: $310,000.00.

Affiant

Sworn and subscribed before me this _____ day of _____, 20__.

Notary

My Commission Expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19