Davidson County DEEDWARR
Recvd: 09/05/17 09:39 3 pgs
Fees:18.00 Taxes:858.40
20170905-0090740

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 59148
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Abby Anderson 326 Stonecrest Drive Nashville, TN 37209	SWBC Mortgage Corporation 9311 San Pedro Ave #100 San Antonio, TX 78216

TAX MAP PARCEL NUMBERS: 114120A08100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$232,000.00**, 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, L.P. a Delaware Limited Partnership**, a partnership, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Abby Anderson, a single 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. 81 on the Plan of Stoneridge Townhomes, Phase II, shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060721-0088352 amended in Instrument No. 20080715-0072550, said Register's Office 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 Keri A. Norfleet Daugherty, unmarried, dated October 30, 2013 and recorded on October 31,2013 of record in Instrument No. 20131031-0113213, 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 its name to Sunny Meadows, L.P. a Delaware Limited Partnership and filed an acknowledgment 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 Covenants, Conditions and Restrictions of record in Instrument No. 20060721-0088352 amended in Instrument No. 20080715-0072550, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050421-0044398, Instrument No. 20060721-0088352 amended in Instrument No. 20080201-0010773, Instrument No. 20080715-0072550, 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 326 Stonecrest Drive, Nashville, TN 37209

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 31st day of August, 2017.

Sunny Meadows LP
a Delaware limited partnership
By: Kevin Henderson FOR SMCP
Name: Kevin Henderson
Title: 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, L.P. a Delaware Limited Partnership**, 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 31st day of August, 2017.

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

Notary

My Commission Expires

State of Tennessee

County of ~~Davidson~~ Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $232,000.00.

Affiant

Sworn and subscribed before me this 31st day of August, 2017.

Notary

My Commission Expires: 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

