Bill Garrett Davidson County
Batch# 19404 DEEDQC
10/30/2017 02:29:39 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171030-0111076

This instrument prepared by,
and after recording return to:
Colin T. Ferguson
Dickinson Wright PLLC
424 Church Street, Suite 800
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $.00.

Affiant

Subscribed and sworn to before me on this the 30th day of October, 2017.

Cassandra L. Anello
Notary Public

My Commission expires: March 6, 2018

CASSANDRA L. ANELLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Sunny Meadows, LP 366 Church Street Marietta, GA 30060	Same as Owner **Map/Parcel: 104-8-L-105-CO**

RECITALS:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid, **FERNLAND RENTALS, LLC, a Tennessee limited liability company**, "Grantor", does hereby quitclaim and convey unto **SUNNY MEADOWS LP, a Delaware limited partnership**, "Grantee", all of its right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein.

This conveyance is subject to such limitations, restrictions and encumbrances of record as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the GRANTOR has hereunder set their hand this 26 day of October, 2017.

GRANTOR:

FERNLAND RENTALS, LLC
a Tennessee limited liability company

By: Sunny Meadows LP
a Delaware limited partnership
Its: Sole Member

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

By: _____
Name: James Matthews
Title: President

STATE OF TN)
COUNTY OF Davidson)

Before me, Joslynne Box, a Notary Public of said County and State, 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 himself to be the President of Hillsboro Property Ventures, LLC, the within named bargainor, a Delaware limited liability company, and that as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as its President.

Witness my hand and seal this 26 day of October, 2017.

Notary Public

My Commission Expires: 3-6-18

JOSLYNNE BOX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXP. MARCH 06, 2018

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

Condominium Apartments located in Davidson County, Tennessee, being Unit No. 105, as set forth in the Master Deed Establishing Cambridge Condominiums, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20061214-0154442, in the Register's Office for Davidson County, Tennessee; said unit also being shown as part of Exhibit "C" of said Master Deed, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Fernland Rentals, LLC by Quitclaim Deed of record in Instrument No. 20161011-0107689, Register's Office for Davidson County, Tennessee.

This is improved property located at 1504 18th Avenue South, Unit 105, Nashville, TN 37212.