File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Bill Garrett Davidson County
Batch# 53214 DEEDWARR
01/30/2018 02:35:48 PM 2 pgs
Fees: $13.00 Taxes: $629.00
20180130-0009545

W & I Ref: (DM) Title No.: 59407
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kimberly M. Carter 735 Tulip Grove Road #356 Hermitage, TN 37076	Kimberly M. Carter 735 Tulip Grove Road #356 Hermitage, TN 37076

TAX MAP PARCEL NUMBERS: 075120F10000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$170,000.00**, 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 **Kimberly M. Carter** 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. 100 aka Unit 356, 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 part of the same property conveyed to Sunny Meadows, LLC, a Tennessee Corporation, corrected by Affidavit of Scrivener's Error as being Sunny Meadows, LLC a Tennessee limited liability company of record in Instrument No. 20131112-0116774, said Register's Office. 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 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 2018, and subsequent years; The Plan, with Owner's Certificate, of shown on Exhibit "B" of record in Instrument No. 20050525-0059119, amended in Instrument No. 20080103-0000699 and Instrument No. 20120521-0043906, said Register's Office, which Plan shows minimum building set back line and easement to which Plan reference is hereby made for a more complete description. Grant of 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, 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, # 356, 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 26th day of January, 2017.

Sunny Meadows LP
a Delaware limited partnership
By:

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, LP 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 26th day of January, 2017.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

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: $170,000.00.

Affiant

Sworn and subscribed before me this 26th day of January, 2017.

Notary

My Commission Expires

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019