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

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 190677 DEEDWARR
02/01/2019 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $656.75
20190201-0009730

W & I Ref: (DM) Title No.: 60288
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kristen Marie Russell 735 Tulip Grove Road #348 Nashville, TN 37076	New Owner

TAX MAP PARCEL NUMBERS: 075120F10400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$177,500.00**, 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 **Kristen Marie Russell, unmarried 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. 104/aka Unit 348 on the Plan of Tulip Cove Townhomes, as 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 by Special Warranty Deed from Marquis Homes, LLC, a Tennessee limited liability company, dated October 30, 2013 and recorded on November 6, 2013 of record in Instrument No. 20131106-0115304, corrected by Affidavit of Scrivener's Error 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 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20050525-0059119, as amended in Instrument No. 20080103-0000699, and Instrument No. 20120521-0043906, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050525-0059119, as amended in Instrument No. 20080103-0000699, and 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 Road, # 348, 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 29Th day of January, 2019.

Sunny Meadows LP
a Delaware limited partnership
By: Hillsboro Property Ventures, LLC,
a Delaware limited liability company
Its: General Partner
By:

James Matthews, President

State of Tennessee

County of Davidson

Before me, the undersigned, 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 and was identified as **President** (or other officer authorized to execute this instrument) of **Hillsboro Property Ventures, LLC, the General Partner of Sunny Meadows, LP, a Delaware Limited Partnership,** 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 29Th day of January, 2019.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $177,500.00.

Affiant

Sworn and subscribed before me this 29 day of Jan., 2019

Notary

My Commission Expires: 5-2019

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2079

(SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY