THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35664-08-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $500,000.00 Affiant Subscribed and sworn to before me this 19th day of March, 2021. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Sunnyside Hills, LLC 2014 12th Ave. S Nashville, TN 37204	**Send Tax Bills To:** Sunnyside Hills, LLC 2014 12th Ave. S Nashville, TN 37204	**Tax Information:** Map and Parcel No.: 12910001800, 12910001700, 12909000600, 12909000700, 12909000800, 12909000200.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **West Meade Properties, LP, a Tennessee limited partnership and John M. Gillum, Trustee of The Menefee West Meade 2009 Irrevocable Trust U/A/D December 21, 2009** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Sunnyside Hills, LLC, a Tennessee Limited Liability Company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at Lot Nos 8, 87, 88, 89, 90 and 171 on the Plan of West Meade Park, Inc., Section 4, on Carnavon Parkway, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Return to:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 598948 DEEDWARR
03/24/2021 09:07:30 AM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20210324-0038616

IN WITNESS WHEREOF, Grantors have executed this instrument on the 19th day of March, 2021.

West Meade Properties, LP, a Tennessee limited partnership

BY: _____, General Partner
John M. Gillum, General Partner

_____, Trustee
John M. Gillum, Trustee of The Menefee West Meade 2009 Irrevocable Trust U/A/D December 21, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John M. Gillum, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained and who further acknowledged that such person is the General Partner of West Meade Properties, LP, a Tennessee limited partnership, the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of March, 2021.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 3/6/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John M. Gillum, with whom I am personally acquainted, and who, upon oath acknowledged that he is the Trustee of The Menefee West Meade 2009 Irrevocable Trust U/A/D December 21, 2009, and as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 19th day of March, 2021.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 3/6/24

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Nos. 86, 87, 88, 89, 90 and 171 on the Plan of West Meade Park, Inc., Section 4 as of record in Book 3300, pages 68 and 69, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being a portion of the same property conveyed to West Meade Properties, LP, a Tennessee limited partnership by Quitclaim Deed from Valere Potter Menefee, recorded on the 13th day of November, 2009 in Instrument No. 20091113-0104921, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel Nos. 12910001800, 12910001700, 12909000600, 12909000700, 12909000800, 12909000200.
2. Restrictive covenants contained in an instrument of record in Book 3102, page 381, made applicable in Book 3401, page 611, amended in Book 3508, page 382 and Book 4119, page 926, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 3300, pages 68 and 69, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Ryan Lux, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Ryan Lux who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (If on paper)

