Karen Johnson Davidson County
Batch# 618666 DEEDWARR
04/20/2021 10:15:30 AM 7 pgs
Fees: $38.00 Taxes: $988.53
20210420-0052683

Prepared by and return to:
Stevie Friesth, Esq.
Summit Title & Escrow, LLC
6263 Poplar Ave., Ste. 801
Germantown, Tennessee 38138
(901) 881-8600

WARRANTY DEED

Effective as of **February 26, 2021**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Sunny Meadows LP, a Delaware Limited Partnership** formerly known as Sunny Meadows, LLC, hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **ARVM 5, LLC,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

> Lot 25, Hickory Woods Estates, Section "C", Phase II, as shown on plat of record in Plat Book 9700, Page 952, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This real property being all or part of the property conveyed to Sunny Meadows, LLC by deed of record at Instrument No. 20160302-0020075 in the Register's Office of Davidson County, Tennessee. Grantor does hereby warrant Sunny Meadows, LLC was converted into a Limited Partnership on February 24, 2017, as shown by The State of Delaware file number 5216351.**

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 7823, Page 857; Plat Book 9616, Page 470; Plat Book 9616, Page 477; Plat Book 9678, Page 187; Plat Book 11180, Page 802; Instrument No(s) 20010614-0062709; 20010614-0062710; 20011015-510111957; 20031010-0150800; HOA Charter of record in Plat Book 9680, Page 319; Bylaws of record at Instrument no. 2001207-0120450, all of record in the Register's Office of Davidson County, Tennessee; and 2021 Davidson County, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

** See Exhibit A

WITNESS the Grantor's hand in Davidson, Tennessee on this 9th day of February, 2021.

Sunny Meadows LP, a Delaware Limited Partnership

By: Hillsboro Property Ventures, LLC

Its: General Partner

By:Paul Matthews

Its: Sole Member

KEVIN A HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Paul Matthews, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that s/he is the sole member of Hillsboro Property Ventures, LLC a General Partner of Sunny Meadows LP, the within named bargainor, and s/he, as such partner, executed the foregoing instrument for the purposes therein contained by signing the name of Paul Matthews, as the sole member of Hillsboro Property Ventures, LLC a General Partner of Sunny Meadows LP .

WITNESS my hand and seal, at office in Davidson County, this 9th day of February, 2021

My Commission Expires: 5-3-21

Notary Public

New Owner Name and Address to: ARVM 5, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 5148 Brookstone Court Antioch, TN 37013 Mail tax bills to: ARVM 5, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Number: 176050B18800CO	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $ 267,170.00. AFFIANT Subscribed and sworn to before me this 26th day of February, 2021. NOTARY PUBLIC Commission expires: 3/13/22

CASSANDRA TUCKER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-13-22

Exhibit A

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED ARE TRUE AND CORRECT COPIES OF ALL DOCUMENTS ON FILE OF "SUNNY MEADOWS LP" AS RECEIVED AND FILED IN THIS OFFICE.

THE FOLLOWING DOCUMENTS HAVE BEEN CERTIFIED:

CERTIFICATE OF FORMATION, FILED THE TWENTY-FIRST DAY OF SEPTEMBER, A.D. 2012, AT 10:52 O`CLOCK A.M.

CERTIFICATE OF CONVERSION, FILED THE TWENTY-FOURTH DAY OF FEBRUARY, A.D. 2017, AT 4:25 O`CLOCK P.M.

CERTIFICATE OF LIMITED PARTNERSHIP, FILED THE TWENTY-FOURTH DAY OF FEBRUARY, A.D. 2017, AT 4:25 O`CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE AFORESAID CERTIFICATES ARE THE ONLY CERTIFICATES ON RECORD OF THE AFORESAID LIMITED PARTNERSHIP, "SUNNY MEADOWS LP".

Jeffrey W. Bullock, Secretary of State

5216351 8100H
SR# 20172245828

Authentication: 202321884
Date: 04-04-17

202104200052683

State of Delaware
Secretary of State
Division of Corporations
Delivered 11:24 AM 09/21/2012
FILED 10:52 AM 09/21/2012
SRV 121054518 - 5216351 FILE

STATE *of* DELAWARE
LIMITED LIABILITY COMPANY
CERTIFICATE *of* FORMATION

First: The name of the limited liability company is

Sunny Meadows LLC

Second: The address of its registered office in the State of Delaware is

615 S. DuPont Highway in the City of **Dover**.

Zip code **19901**. The name of its Registered agent at such address is

National Corporate Research, Ltd.

Third: (Use this paragraph only if the company is to have a specific effective date of dissolution: "The latest date on which the limited liability company is to dissolve is _____.")

Fourth: (Insert any other matters the members determine to include herein.)

In Witness Whereof, the undersigned have executed this Certificate of Formation this 21st day of September, 2012.

By: _____
Authorized Person (s)

Name: Clive Ronald Headleand
For and on behalf of
Park Limited

State of Delaware
Secretary of State
Division of Corporations
Delivered 04:25 PM 02/24/2017
FILED 04:25 PM 02/24/2017
SR 20171239355 - File Number 5216351

STATE OF DELAWARE

CERTIFICATE OF LIMITED PARTNERSHIP

SUNNY MEADOWS LP

The undersigned, desiring to form a limited partnership pursuant to the Delaware Revised Uniform Limited Partnership Act, 6 Delaware Code, Chapter 17, does hereby certify as follows:

1. The name of the limited partnership is SUNNY MEADOWS LP.

2. The address of the registered office in the State of Delaware is 850 New Burton Road, Suite 201, City of Dover, Kent County, Delaware 19904. The name of the Registered Agent at such address is National Corporate Research, LTD.

3. The name and mailing address of the general partner is as follows: HILLSBORO PROPERTY VENTURES, LLC, 3902 Park Ave, Nashville, TN 37209.

IN WITNESS WHEREOF, the undersigned has executed this Certificate to be effective as of February 24, 2017.

SUNNY MEADOWS LP

By: HILLSBORO PROPERTY VENTURES, LLC
Its: General Partner

By: _____
Name: James Matthews
Title: President

State of Delaware
Secretary of State
Division of Corporations
Delivered 04:25 PM 02/24/2017
FILED 04:25 PM 02/24/2017
SR 20171239355 - File Number 5216351

STATE OF DELAWARE

CERTIFICATE OF CONVERSION

FROM A LIMITED LIABILITY COMPANY TO A

LIMITED PARTNERSHIP PURSUANT TO

SECTION 17-217 OF THE LIMITED PARTNERSHIP ACT

1. The jurisdiction where the Limited Liability Company first formed is Delaware.

2. The jurisdiction immediately prior to filing this Certificate is Delaware.

3. The date the Limited Liability Company first formed is September 21, 2012.

4. The name of the Limited Liability Company immediately prior to filing this Certificate is Sunny Meadows LLC.

5. The name of the Limited Partnership as set forth in the Certificate of Limited Partnership is Sunny Meadows LP.

IN WITNESS WHEREOF, the undersigned has executed this Certificate to be effective as of February 24, 2017.

SUNNY MEADOWS LLC

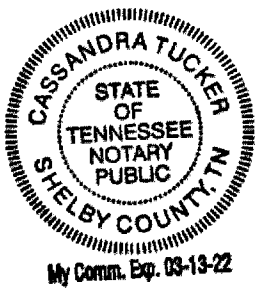
By: _____
Name: James Matthews
Title: Authorized Agent

I, Stevie Friesth, 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.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Cassandra Tucker, a notary public for this county and state, Stevie Friesth, 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: 3/13/22

Notary's Seal (If on paper)