Karen Johnson Davidson County
Batch# 693891 DEEDWARR
08/10/2021 11:28:30 AM 10 pgs
Fees: $53.00 Taxes: $2,331.00
20210810-0107612

THIS INSTRUMENT BY: WILLIAM TIMOTHY HILL 201 4th AVENUE NORTH, SUITE 1800 NASHVILLE, TENNESSEE 37219 (615) 256-1577	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August 2021. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
G and A Holdings, LLC P.O. Box 1955 Mount Juliet, TN 37121	Same	105-05-0-199.00

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SUNNY MEADOWS LP, a Delaware limited Partnership, as Successor by conversion to SUNNY MEADOWS, LLC, a Delaware limited liability company**, called the Grantor has bargained and sold, and by these presents do transfer and convey unto **G and A Holdings, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit A – Legal Description

THIS CONVEYANCE IS SUBJECT TO:

1) Davidson County property taxes for the year 2021, a lien yet not due or payable.
2) Any and all matters appearing as shown on the Plan of O.B. Hayes Plan Large Lots, of record in Book 21, page 87, said Register's Office.
3) Utility Easement of record in Book 4422, page 728, said Register's Office.
4) Restrictive Covenants contained in instrument of record in Book 4220, page 723, as revised in Book 6236, page 263, said Register's Office.
5) Subject to a street closing and any easement(s) retained in Ordinance No. BL2017-607, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.
6) Any and all existing easements and restrictions and zoning as shown of record not stated herein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever. 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.

WITNESS my hand this 2ND day of AUGUST, 2021.

Sunny Meadows LP, a Delaware limited partnership, successor by conversion to Sunny Meadows LLC

By Hillsboro Property Ventures LLC
Its GENERAL PARTNER

By:_____
James Mathews , President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared James Mathews with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of Hillsboro Property Ventures LLC, the General Partner of Sunny Meadows LP, a Delaware limited partnership, as successor by conversion to Sunny Meadows LLC, a Delaware limited liability company, the within named bargainor, being authorized so to do, executed the foregoing instrument on behalf of the said Sunny Meadows, LP, for the purposes therein contained, by signing the name of Hillsboro Property Ventures LLC, the General Partner of the said Sunny Meadows LP, by himself as the President of Hillsboro Property Ventures LLC the General Partner of Sunny Meadows LP, a Delaware limited partnership.

Witness my hand and seal, at office, in Nashville, this 2 day of August, 2021.

Kevin Henderson
NOTARY PUBLIC

My Commission Expires:

7-7-25

KEVIN A HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

TRACT 1:

Land in Davidson County, Tennessee, being the southeast part of Lo No. 62 on the Plan of O.B. Hayes Plan Large Lots of record in Book 21, page 87, described according to a survey of Thomas B. Lee, Surveyor, dated May 18, 1972, as follows:

Beginning at a point on the westerly margin of 14th Avenue South; thence leaving said margin of said Avenue, north 83 degrees 6' west 126.6 feet to a point in the easterly margin of Alley No. 434; thence with the margin of said alley, north 9 degrees 05' east 14 feet to a point; thence leaving said alley, south 83 degrees 6' east 127.7 feet to a point on the westerly margin of 14th Avenue South; thence with margin of said Avenue, south 9 degrees 37' west 14 feet to the point of beginning.

Tract 2:

Land in Davidson County, Tennessee, being the southeast part of Lot No. 62 on the Plan of O.B. Hayes Plan Large Lots of record in Book 21, page 87, Register's Office for said County.

Said part of Lot No. 62 herein conveyed being on the westerly margin of Fourteenth Avenue South, formerly Lorange Street, to a point one hundred and fifty (150) feet northerly from the line between lots Nos. 62 and 63, being Lytle's northeast corner; thence with his northerly line westerly one hundred and forty-five (145) feet, more or less, to the easterly margin of an alley; thence with the easterly margin of said alley northerly forty (40) feet to M.L. Maddux's south corner; thence with its southerly line, easterly one hundred forty-five (145) feet, more or less, to the westerly margin of said avenue; thence with the westerly margin of said avenue, southerly forty (40) feet to the beginning.

Being the same property conveyed to Sunny Meadows, LLC, a Delaware limited liability company, by deed of record at Instrument No. 20130516-004 9613, Register's Deed of Davidson County, Tennessee.

Sunny Meadows LP, a Delaware limited partnership, successor by conversion to Sunny Meadows LLC . See Certificate of Conversion attached hereto and made a part hereof.

This is improved property known as 1713 14th Avenue South, Nashville, TN 37212.

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:

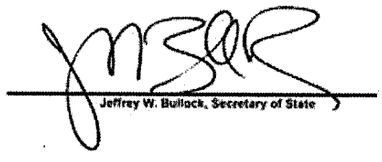
CERTIFICATE OF FORMATION, FILED THE TWENTY-FIRST DAY OF SEPTEMBER, A.D. 2012, AT 10:52 O`CLOCK A.M.

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".





5216351 8100H
SR# 20172245828

Authentication: 202321884
Date: 04-04-17

You may verify this certificate online at corp.delaware.gov/authver.shtml

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 Headham
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

Certificate of Authenticity

I, Brandy Gomaz, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/9/2021.
Date

Brandy Gomaz
Affiant Signature

8/9/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9th day of August, 2021.

Melissa Ann Foster
Notary's Signature

My Commission Expires: 10/02/2023
Date

MELISSA ANN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023