Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Matthew Chilvers 410 Whistler Cove Franklin, TN 37067	New Owner	051-04-0-A-001.00CO(Unit A), 051-04-0-A-002.00CO (Unit B)

BILL GARRETT, Davidson County
Trans:T20110061270 DEEDWARRSP
Recvd: 10/03/11 11:02 3 pgs
Fees:18.00 Taxes:347.99
20111003-0076312

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1529 Hunt Club Blvd, Suite 300
Gallatin, Tennessee 37066

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is **$94,050.00**

Affiant

Subscribed and sworn to before me, this the 29th day of September, 2011.

Notary Public

My Commission Expires: June 1, 2015
(Affix Seal)

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **First State Bank, a Tennessee banking corporation, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Matthew Chilvers, ("Grantee")**, it successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Tract I

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. A of East Meade Condominium, a Horizontal Property Regime, located on East Meade Avenue, Madison, TN, as shown on the Plat of East Meade Condominium, recorded as Exhibit "B" to the Master Deed of record in Instrument No. 20060524-0060872, said Register's Office, and described in a Master Deed recorded in 20060524-0060872, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of East Meade Condominium contained in the Master Deed and By-Laws appended thereto recorded in Instrument No. 20060524-0060872, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to First State Bank, a banking institution, by Substitute Trustee's Deed from David G. Mangum, Substitute Trustee, dated March 4, 2011, recorded March 4, 2011, of record in 20110304-0017572, Register's Office for Davidson County, Tennessee.

Tract II

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. B of East Meade Condominium, a Horizontal Property Regime, located on East Meade Avenue, Madison, TN, as shown on the Plat of East Meade Condominium, recorded as Exhibit "B" to the Master Deed of record in Instrument No. 20060524-0060872, said Register's Office, and described in a Master Deed recorded in 20060524-0060872, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of East Meade Condominium contained in the Master Deed and By-Laws appended thereto recorded in Instrument No. 20060524-0060872, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to First State Bank, a banking institution, by Substitute Trustee's Deed from David G. Mangum, Substitute Trustee, dated March 4, 2011, recorded March 4, 2011, of record in 20110304-0017573, Register's Office for Davidson County, Tennessee.

This is ☒ Improved property located at: **814 & 816 E Meade Avenue, Madison, TN 37115**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

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

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **29th** day of **September, 2011.**

First State Bank

By: **James K. Wyatt**
It's: **Assistant Vice President**

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned of the State and County mentioned, personally appeared **James Wyatt** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Assistant Vice President** of **First State Bank,** the within named bargainor, a corporation, and that such **James Wyatt,** executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as **Assistant Vice President.**

Witness my hand and Seal at office on the **29th** day of **September, 2011.**

Notary Public

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

My Commission Expires: 01/30/2012

EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2012, a lien not yet due and payable. Property taxes for the year 2011 have been prorated between the parties as of the date of this instrument with the GRANTEES paying their prorated share thereof to GRANTORS who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. All matters shown on the plat of record in Plat Book 843, Page 7, Register's Office for Davidson County, Tennessee.

4. All matters shown on the Master Deed for EAST MEADE CONDOMINIUM, as recorded in Exhibit A of Instrument No. 20060524-0060872, Register's Office for Davidson County, Tennessee.

5. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060524-0060872, Register's Office for Davidson County, Tennessee.

6. Terms and provisions of By-Laws of East Meade Condominiums Homeowners Association, Inc. recorded in Instrument No. 20060524-0060872, Register's Office for Davidson County, Tennessee.