

MY COMMISSION EXPIRES:
NOVEMBER 4, 2013

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$84,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
9th DAY OF April, 2013.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-4-2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leanna Meadows 2547 Sonar Street Nashville, TN 37214	New Owner	Map/Parcel 052-13-0-B-217.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Patricia Powers, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Leanna Meadows, unmarried

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the plan of River Glen, Phase 5, Section 1, as shown by plat of record in Instrument No. 20011207-0135344 and amended in Instrument No. 20030305-0029504, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Patricia Powers, unmarried by Deed from Clifton L. Thomas and Katherine M. Thomas, husband and wife dated October 13, 2010 of record in Instrument Number 20101015-0082679, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2013 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as contained in Plat of record in Instrument Number 20011207-0135344 and amended in Instrument No. 20030305-0029504, Register's Office for Davidson County, Tennessee.
4) Property is subject to Master Deed establishing a Horizontal Property Regime of River Glen Condominiums of record in Book 7566, Page 571 and amended in Instrument No. 20040915-0111299, Charter of record in Book 8069, Page 158, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 7566, Page 571, including liens for assessments as provided therein, easements and restrictions as contained therein, said Register's Office.
5) Property is subject to Resolution to Master Deed of record in Instrument No. 20040915-0111301, said Register's Office.
6) Property is subject to Declaration of Submission of record in Instrument No. 20030425-0055851, Instrument No. 20030425-0055853, Instrument No.20030506-0060411, Instrument No. 20030506-0060413, Instrument No.20030508-0061769, Instrument No.20030515-0066784, Instrument No. 20050522-0069839, and Instrument No. 20030701-0090670.
7) Property is subject to easement for water and sewer to Metro of record in Book 7061, Page 196, said Register's Office.
8) Property is subject to easement for Stormwater Detention Agreement of record in Instrument No. 20010816-0088874, said Register's Office.
9) Property is subject to easement for right of way to Metro of record in Book 11030, Page 731, said Register's Office.
10) Property is subject to Property Owner's Charter of record in Instrument No. 20020425-0051348, said Register's Office.
11) Property is subject to Conveyance to HOA for Open space of record in Instrument No. 20041217-0150273, said Register's Office.

This is improved property known as: **2547 Sonar Street, Nashville, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

BILL GARRETT, Davidson County
Trans:T20130029468 DEEDWARR
Recvd: 04/11/13 08:53 2 pgs
Fees:13.00 Taxes:310.80

20130411-0035765

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand(s) this April 9 day of April, 2013.

Patricia Powers _____

Patricia Powers

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Patricia Powers, unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of April, 2013.

_____
NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076