THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14040589** BILL GARRETT, Davidson County Trans:T20140030897 DEEDWARR Recvd: 05/05/14 15:20 2 pgs Fees:13.00 Taxes:1387.50 20140505-0038196	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. ganderson Affiant Subscribed and sworn to before me, this 2nd day of May, 2014. Notary Public My Commission Expires: RACHEL NEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2017

WARRANTY DEED

Address New Owner: William Meador and Shelli Meador 200 Watauga Place Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 160-16-0B-062.00 CO

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, **Allen E. Thomas Jr. and David M. Thomas, as tenants in common** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Meador and Shelli Meador, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 74, SECTION ONE, BRENTWOOD CHASE, as shown on plat of record in Plat Book 9700, Pages 850-855, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Executors Quitclaim Deed from The Last and Will Testament of Bettye Thomas, Allen E. Thomas, Jr. and David M. Thomas, as Co-Executors to Allen E. Thomas, Jr. and David M. Thomas, as tenants in common as recorded on the 4th day of November, 2011 in Instrument No. 20111104-0086283; Order as recorded on the 29th day of June, 2012 in Probate No. 11P225 and Warranty Deed from Wilson Concord, L.P., a Tennessee limited partnership having Toll TN GP Corp., a Tennessee corporation as its sole general partnership to Bettye E. Thomas as recorded on the 18th day of October, 2000 in Instrument No. 20001018-0103170, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, BRENTWOOD CHASE, as recorded in Plat Book 9700, Page(s) 850-855, revised in Plat Book 9700, Pages 936-941.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 11388, Page 52 and Instrument No. 20000524-0051842 and 20000531-0053798 amended at Instrument No. 20000831-0086366.

Charter of Brentwood Chase Community Association recorded at Instrument No. 20000524-0051842.

Easement for Drainage, recorded in Book 7902, Page 389.

Easement for Water Mains, recorded in Book 8371, Page 320.

Stormwater Detention Agreement as set forth in instrument recorded in Book 11115, Page 286.

This is improved property located at 200 Watauga Place Brentwood, TN 37027.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of May, 2014.

Allen E Thomas Jr by David M Thomas his attorney-in-fact
Allen E. Thomas Jr. by David M. Thomas
his attorney-in-fact

David M. Thomas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David M. Thomas, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of May, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David M. Thomas, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Allen E. Thomas, Jr., 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 2nd day of May, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014