THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14061167**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $550,000.00. Affiant Subscribed and sworn to before me, this 24th day of June, 2014. Notary Public My Commission Expires: 3-3-15

BILL GARRETT, Davidson County
Trans:T20140046054 DEEDWARR
Recvd: 06/27/14 15:46 2 pgs
Fees:13.00 Taxes:2035.00
20140627-0056716

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

WARRANTY DEED

Address New Owner: Larry E. Bilbrey Sr. Laura Amanda Bilbrey 817 Saussy Court Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 115090A01400CO

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, **Mark Couch and Julie Couch, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Larry E. Bilbrey Sr. and Laura Amanda Bilbrey, 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 14, PLAN OF THE WOODS OF WEST MEADE, A PLANNED UNIT DEVELOPMENT, as shown on plat of record in Instrument No. 20031027-0157620, 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 to Mark Couch and wife, Julie Couch by Warranty Deed from Derek Dineen, an unmarried man, and June Cain, an unmarried woman, recorded on the 1st day of February, 2007 in Instrument No. 20070201-0013349, 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 THE WOODS OF WEST MEADE, A PLANNED UNIT DEVELOPMENT, as recorded in Instrument No. 20031027-0157620.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20030924-0141426.

Charter of The Woods of West Meade Homeowners' Association, Inc. recorded at Instrument No. 20030305-0029209.

Easement for overhead line, recorded in Book 5523, Page 646 and Book 6230, Page 153.

Easement granted to Tennessee Electric Power Company by instrument recorded in Book 787, Page 3.

Easement granted to Nashville Electric Company by instrument recorded in Book 3251, Page 591 and Book 4558, Page 802.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030421-0052251.

Lack of direct access to Interstate 40 and right of access granted to the State by document recorded in Book 3069, Page 491.

Access Easement Agreement as set forth in instrument recorded in Instrument No. 20000225-0018499.

This is improved property located at 817 Saussy Court Nashville TN 37205

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 24th day of June, 2014.

Mark Couch

Julie Couch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 24th day of June, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 9, 2014