THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14081610** BILL GARRETT, Davidson County Trans:T20140065887 DEEDWARR Recvd: 09/04/14 13:48 2 pgs Fees:13.00 Taxes:2497.50 20140904-0081063	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $675,000.00. Affiant Subscribed and sworn to before me, this 29th day of August, 2014. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner: Wynne James and Emily James 198 Moultrie Park Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-08-0-H-198.00 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, **Susan P. Gillespie, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **H. Wynne James and Emily T. James, 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 198, SUGARTREE, PHASE 3, REVISED, as shown on plat of record in Plat Book 5050, Pages 67-71, 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 Susan P. Gillespie, unmarried by Warranty Deed from Donald A. Dey an unmarried man, recorded on the 25th day of October, 2007 in Instrument No. 20071025-0126349, 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 5050, Page(s) 67-71, Book 4860, Pages 117-121, Book 5121, Page 89, Book 5168, Page 632, Book 5169, Page 426, Book 5186, Page 958, Book 5191, Page 412, Book 5222, Page 468 and Book 5238, Page 93.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4857, Page 157, Book 4874, Page 463, Book 4911, Page 356, Book 4996, Page 126, Book 5003, Page 688, Book 5087, Page 220, Book 5152, Page 401, Book 5514, Page 138, Book 5691, Page 64 and Book 11758, Page 466.

Charter of Homeowners Association recorded in Book 5683, Page 671.

Easement for Sewer, recorded in Book 7061, Page 100.

Conveyance to Homeowners Association for common areas, open spaces, parking spaces, access areas and public utilities recorded in Book 5683, Page 675.

This is improved property located at 198 Moultrie Park 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 29th day of August, 2014.

Susan P. Gillespie

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Susan P. Gillespie, 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 29th day of August, 2014.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017