THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15043690** BILL GARRETT, Davidson County Trans:T20150034064 DEEDWARR Recvd: 05/04/15 14:56 2 pgs Fees:13.00 Taxes:2719.50 20150504-0040311	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $735,000.00. Clara Bass Affiant Subscribed and sworn to before me, this 30th day of April, 2015. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Clara Bass 148 Prospect Hill Nashville TN 37205-4721	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-08-0-F-148.00 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, **Jo W. Meador, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clara Bass** ("Grantees"), her 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 148, SUGARTREE, PHASE III - 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 Robert H. Meador and wife, Jo W. Meador by Warranty Deed from Estes-Taylor Company, a Tennessee Corporation recorded on the 1st day of May, 1981 in Deed Book 5739, Page 890, in the Register's Office of Davidson County, Tennessee. Robert H. Meador having since died on February 3, 2015. Said property having transferred to Jo. W. Meador upon his death.

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 2015 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 5121, Page 89, Book 5162, Page 632, Book 5169, Page 429, 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 63, Book 5087, Page 220, Book 5152, Page 401, 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 61 and Book 11758, Page 466.

Charter of Homeowners Association recorded in Book 5365, Page 903, Book 5636, Page 525, Book 5639, Page 45, Book 5683, Page 667 and Book 5683, Page 670.

Easement for Sewers/Storm Drainage , recorded in Book 7061, Page 100.

This is improved property located at 148 Prospect Hill Nashville TN 37205-4721

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 30th day of April, 2015.

Jo Walker Meador

Jo W. Meador

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jo W. Meador, 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 30th day of April, 2015.

Notary Public

My Commission Expires: _____

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