THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15043758**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) The actual consideration or value, whichever is greater, for this transfer is: $230,000.00. Affiant Subscribed and sworn to before me, this 28th day of May, 2015. Notary Public My Commission Expires:

RHONDA M. SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
MY COMMISSION EXPIRES June 22, 2015

BILL GARRETT, Davidson County
Trans:T20150043142 DEEDWARR
Recvd: 06/02/15 15:24 2 pgs
Fees:13.00 Taxes:851.00
20150602-0051360

WARRANTY DEED

Address New Owner: Meredith Gould 1811 ROSEBANK AVE Nashville TN 37216-4123	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 07313017000

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, **William Hailey III, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Meredith Gould, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 6 on the Plan of Henderson Gardens, Section 1, of record in Book 2900, Page 75, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to William Hailey III, unmarried by Quit Claim Deed from Billy Hailey, unmarried, recorded on the 30th day of May, 2008 in Instrument No. 20080530-0054946, in the Register's Office of Davidson County, Tennessee.

Quitclaim Deed of record in Instrument No. 20080530-0054946 erroneously references Plat Book page Number.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HENDERSON GARDENS, SECTION 1, as recorded in Plat Book 2900, Page(s) 75.

Agreement for Dedication of Easement as set forth in instrument recorded in Book 4145, Page 637.

This is improved property located at 1811 ROSEBANK AVE Nashville, TN 37216-4123.

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 28th day of May, 2015.

William Hailey, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Hailey III, 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 28th day of May, 2015.

Notary Public

My Commission Expires: 2-12-18

GINA MIEHLICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-12-2018