BILL GARRETT, Davidson County
Trans:T20150100489 DEEDWARR
Recvd: 11/25/15 12:07 2 pgs
Fees:13.00 Taxes:647.50
20151125-0119748

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15105704** Prepared by: Record and Return to: Chapman & Rosenthal Title, Inc. 1620 Westgate Circle, Suite 150 Brentwood, TN 37027	STATE OF TENNESSEE COUNTY OF DAVIDSO The actual consideration or value, whichever is greater, for this transfer is: $175,000.00. Affiant Subscribed and sworn to before me, this 23rd day of November, 2015. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Sherein Reddin 1013 Meridian Street Nashville TN 37207-5760	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082-03-262.00

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, **Sherri B. Ezell, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sherein Reddin, unmarried**, ("Grantee"), 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 the northerly one foot of Lot No. 1 and the southerly 48 feet of Lot No. 2 on the Plan of George W. Stainback's Subdivision of part of the Lucy H. Lindsley Tract, of record in Plat Book 161, Page 141, in the Register's Office for Davidson County, Tennessee.

Said northerly 1 foot of Lot No. 1 and the southerly 48 feet of Lot No. 2 together front 49 feet on the easterly side of Meridian Street, and run back between parallel lines 145 feet to an alley.

Being the same property conveyed to Sherri B. Ezell, an unmarried woman by Warranty Deed from Primacy Closing Corporation, of record in Instrument No. 20040211-0016520, Register's Office for Davidson County, Tennessee, dated January 30, 2004 and recorded on February 11, 2004.

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.

Taxes for the year 2016 a lien, not yet due and payable

Subject to all matters shown on the Plan of record in Plat Book 161, Page(s) 141 and 142, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 4479, Page 563, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1013 Meridian Street Nashville TN 37207

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 23rd day of November, 2015.

Sherri B. Ezell

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sherri B. Ezell, 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 23rd day of November, 2015.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018