THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16016246** BILL GARRETT, Davidson County Trans:T20160008443 DEEDWARR Recvd: 02/01/16 12:40 2 pgs Fees:13.00 Taxes:1110.93 20160201-0009509	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $300,250.00. Susan L Osgood Affiant Subscribed and sworn to before me, this 28th day of January, 2016. 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: Vernice M. Bryan 3825 Bedford Avenue, Suite 102 Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104050B00400CO

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 L. Bradeen n/k/a Susan L. Osgood, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Vernice M. Bryan, married**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 4 of Meadowbrook, of record in Plat Book 6250 Page 817, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Meadowbrook Condominium Association of record in Book 6956 Page 13, amended in Book 6970 Page 545 and Book 7099 Page 503, in the Registers Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof.

Being the same property conveyed to Susan L. Bradeen, unmarried by Warranty Deed from Clarence E. Smith and wife Brooke Bussen Smith, recorded on the 11th day of May, 2010 in Instrument No. 20100511-0036009, 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 2016 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 of MEADOWBROOK, as recorded in Plat Book 6250, Page(s) 817.

Terms and provisions of by-Laws recorded in Book 6956, Page 13 and Book 6970, Page 545. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing MEADOWBROOK Condominium of record in Book 6956, Page 13 , as amended by instrument(s) of record in Book 6970, Page 545 and Book 7099, Page 503; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical,

telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Land Use Restriction Agreement recorded in Book 8845, Page 862.

This is improved property located at 3726 MEADOWBROOK AVE Nashville TN 37205-2352

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 January, 2016.

Susan L Osgood

Susan L. Bradeen n/k/a Susan L. Osgood

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Susan L. Bradeen n/k/a Susan L. Osgood, 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 January, 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018