WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160034955 DEEDWARR
Recvd: 04/28/16 09:29 2 pgs
Fees:13.00 Taxes:13209.00
20160428-0041354

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,570,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: Mar 22 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian S. Shelton, Trustee of the 170 Chickering Meadows Trust dated March 17, 2016	NEW OWNER	158-05-0A-007.00-CO, 158-05-0A
(NAME) c/o Emerge Law, PLC, 2021 Richard Jones Road	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Bobby E. Price Jr.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Brian S. Shelton, Trustee of the 170 Chickering Meadows Trust dated March 17, 2016**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Parcel 1:
Land in Davidson County, Tennessee, being Lot 8 on the Plan of Chickering Meadow, of record in Plat Book 6900, Page 501, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bobby Price, an unmarried individual by Warranty Deed from Linda A. Evers and Mary Frances Evers as Co-Trustees of the Charles K. Evers Revocable Truste dated May 23, 2008, as trustee and L & M properties LLC, a Tennessee Limited Liability Company, a general Partnership, dated August 19, 2013 and recorded September 3, 2013 of record in Instrument Number 20130903-0092246 Register's Office for Davidson County, Tennessee.

Parcel 2:
Land in Davidson County, Tennessee, being Lot 7 on the Plan of Chickering Meadow, of record in Plat Book 6900, Page 501, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bobby E. Price, Jr. by Warranty Deed from Bret E. Comolli and wife, Jacqueline A. Comolli, dated July 12, 2013 and recorded July 15, 2013 of record in Instrument Number 20130715-0072888, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
Property Taxes for 2016 and subsequent years, a lien not yet due and payable. 2016 Property taxes have been prorated between Grantor and Grantee.
All matters shown on the plat of record in Plat Book 6900, Page 501, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded as Book 7447, Page 254 and amended in Instrument No. 20151209-0123714 in the Register's Office for Davidson County, Tennessee, together with all amendments thereto.
Charter of Chickering Meadows Homeowner's Association, Inc. recorded on May 27, 1988 in Book 7563, Page 40, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 170, 160 Chickering Meadows, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29th day of April, 2016.

Bobby E. Price Jr.

State of Tennessee
County of Williamson

Personally appeared before me Bobby E. Price Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of April, 2016.

Notary Public
My Commission Expires: 8/22/17

DONALD R. BARRETT JR. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064