Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32988-05-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $290,000.00. Affiant Subscribed and sworn to before me this 7th day of June, 2016. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WARRANTY DEED

Address New Owner: Levi Benjamin Watson, Kelly Haker Watson 5033 Stonemeade Dr. Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 155 15 0 A 086 00CO

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, **Matthew Kenneth Phelps and wife, Melissa Caroline Skala**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Levi Benjamin Watson and wife, Kelly Haker Watson** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5033 Stonemeade Dr., Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20160051440 DEEDWARR
Recvd: 06/17/16 09:57 3 pgs
Fees:18.00 Taxes:1073.00
20160617-0061520

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of June, 2016.

Matthew Kenneth Phelps

Melissa Caroline Skala

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Matthew Kenneth Phelps and Melissa Caroline Skala**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of June, 2016.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Stonemeade, Section 1, as of record in Plat Book 6900, pages 800 and 801, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description

Being the same property conveyed to Matthew Kenneth Phelps and wife, Melissa Caroline Skala by deed dated March 19, 2010 from Ryan B. Small, unmarried, of record in Instrument No. 20100323-0021792, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 155 15 0 A 086 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Stone Meade of record in Book 7701, page 290, Book 8349, page 43 and Book 8810, page 840, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Amendment to the By-Laws of Stonemeade Homeowners Association, Inc., of record in Book 8517, page 992, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6900, pages 800 and 801, Register's Office for Davidson County, Tennessee.
5. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 9740, page 967, Register's Office for Davidson County, Tennessee.
6. Easement for waterline of record in Book 7142, page 460, Register's Office for Davidson County, Tennessee.
7. Easement for ingress/egress of record in Book 5723, page 76, Register's Office for Davidson County, Tennessee.