THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16068205** BILL GARRETT, Davidson County Trans:T20160056965 DEEDWARR Recvd: 07/05/16 12:58 2 pgs Fees:13.00 Taxes:606.80 20160705-0068478	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $164,000.00 Affiant Subscribed and sworn to before me, this 30th day of June, 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: Elizabeth Brooke DeBose 231 Summit Ridge Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-05-0B-231.00 CO

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, **Merritt Elizabeth Mayo** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Brooke DeBose**, ("Grantees"), its 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 Unit No. 231, on the Plat of FOUR SEASONS CONDOMINIUM DEVELOPMENT, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and by-Laws, of record in Book 6841, Page 349, and as amended in Book 6847, Page 122, Register s Office for DAVIDSON County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of FOUR SEASONS Condominiums as shown on Exhibit A to the Master Deed, of record as aforementioned, said Register s Office, for a more complete identification and description of said unit.

Being the same property conveyed to MERRITT ELIZABETH MAYO, UNMARRIED, by deed from JACOB SCOTT FITZHUGH, of record as Instrument No. 20071025-0126283, dated October 19, 2007, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 131-05-0B-231.00 CO.

Davidson County taxes for 2015, Map-Par. 131-05-0B-231.00 CO, $1,349.16, Paid.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Master Deed of record in Book 6841, page 349, as amended in Book 6847, page 122 , said Register's Office.

Easement Agreement(s) of record in Book 6869, page 162, Book 7776, page 899, and as Instrument No. 20010912-0099679, said Register's Office.

Grant of Easement of record as Instrument No. 20120521-0043888, said Register's Office.

This is improved property located at 231 Summit Ridge Drive Nashville TN 37215

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 30th day of June, 2016.

Merritt Elizabeth Mayo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Merritt Elizabeth Mayo, 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 30th day of June, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018