THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16088871**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $299,900.00. Affiant Subscribed and sworn to before me, this 23rd day of September, 2016. Notary Public My Commission Expires: 11-6-2017

BRENDA ZITZMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 09/23/16 15:16 3 pgs
Fees:18.00 Taxes:1109.63
20160923-0100694

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Katherine A. Fredericks	SunTrust Mortgage, Inc.	Tax Parcel ID No.
557 Elysian Fields Rd	1001 Semmes Avenue	133-13-0-046.00
Nashville TN 37211-3625	Richmond, VA 23224	

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, **Julie Mason and husband, Scott Mason** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Katherine A. Fredericks, an unmarried woman,** ("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 Lot No. 140 on the Plan of Abbay Hall, Section I of record in Plat Book 2331, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Julie Mason and husband, Scott Mason by Warranty deed from Jonathan Riggs and wife Lara Riggs of record in Instrument No. 20080731-0078345 Register's Office for Davidson County, Tennessee, dated July 28, 2008 and recorded on July 31, 2008. (Value of consideration shown in aforementioned deed $195,000.00.) Being also known as 557 Elysian Fields Rd Nashville, Tennessee 372113625.

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.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page 18, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2345, Page 514, Book 2393, Page 627, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 557 Elysian Fields Rd Nashville, TN 37211-3625.

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 September, 2016.

Julie Mason

Julie Mason

Scott Mason

Scott Mason

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Julie Mason and Scott Mason, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of September, 2016.

Notary Public

My Commission Expires: _____

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

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017