THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170210644**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $484,425.00. Affiant Subscribed and sworn to before me, this 24th day of February, 2017. Notary Public My Commission Expires:

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

BILL GARRETT, Davidson County
Trans:T20170017502 DEEDWARR
Recvd: 03/01/17 08:46 2 pgs
Fees:13.00 Taxes:1792.37
20170301-0020006

WARRANTY DEED

Address New Owner: Nicole Bird 817 Shadowstone Pl Nashville, TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117070A16000CO

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, **Neal B. Thomason** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicole Bird, married**, ("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. 160 on the Plan of Gloucester Square, as of record in Plat Book 4460, Page 50, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed by Warranty Deed from Sample Investment Company to George W. Bounds, Jr. as recorded on the 14th day of May, 1974 in Deed Book 4815, Page 144, in the Register's Office of Davidson County, Tennessee. Being the same property conveyed by Warranty Deed from George W. Bounds, Jr. to Sharon L. McKeehen, a single person as recorded on the 22nd day of July, 1976 in Deed Book 5048, Page 569. Quitclaim Deed from George W. Bounds to Sharon McKeehen-Bounds dated April 30th, 2002 as recorded on the 13th day of May, 2002 in Instrument No. 20020513-0058521; Quitclaim Deed dated May 1st, 2002 from Sharon L. McKeehen-Bounds to George W. Bounds and wife, Sharon McKeehen-Bounds as recorded on the 7th day of May, 2002 in Instrument No. 20020507-0055956; George W. Bounds, Jr. having died August 3rd, 2005. His interest in said property having passed to Sharon McKeehen-Bounds as the surviving tenant by the entirety.

Being the same property conveyed to Neal B. Thomason by Warranty Deed from Sharon McKeehen-Bounds, recorded on the 3rd day of January, 2017 in Instrument No. 20170103-0000038, 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 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GLOUCESTER SQUARE, as recorded in Plat Book 4460, Page(s) 43 and Plat Book 4460, Page 50.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4548, Page 217, Book 5915, Page 274, Instrument Nos. 20110412-0028198, 20110517-0037597 and 20150414-0032622.

Terms and provisions of by-Laws recorded in Book 4579, Page 86, Book 4685, Page 177, Instrument Nos. 20110412-0028197 and 20120626-0055964.

Charter of Gloucester Square Cooperative Corporation recorded in Book 4548, Page 729.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed record in Book 4579, Page 77.

This is improved property located at 2126 GOLF CLUB LN Nashville, TN 37215-1224.

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 24th day of February, 2017.

Neal B. Thomason

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 24th day of February, 2017.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019