Davidson County	DEEDWARR
Recvd: 05/04/17 11:00	4 pgs
Fees:23.00 Taxes:4810.00	
20170504-0044255	

#33583

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 **Record & Return To:** First Title & Escrow Co., Inc. FTEC File No. 33583-03-2017	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00. Affiant Subscribed and sworn to before me this 2nd day of May, 2017. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Steven J. Mason, Jr. & Laura C Mason 1318 Chickering Road Nashville, TN 37215	**Send Tax Bills To:** Pinnacle Bank 150 3rd Avenue, Suite 900 Nashville, TN 37201	**Tax Information:** Map and Parcel No.: 144 05 0 016 00

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, **Steven J. Mason and wife, Linda L. Mason**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven J Mason, Jr. and Laura C. Mason, husband and wife** ("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 1318 Chickering Road, Nashville, TN 37215.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of May, 2017.

Steven J. Mason

Linda L. Mason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven J. Mason and Linda L. Mason, 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 2nd day of May, 2017.

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. 2 on the Plan of McGugin Subdivision of record in Book 6250, page 604, Register's Office for said County and described as follows:

Beginning at a point in the easterly margin of Chickering Road at the common corner of lots 1 and 2; thence with the easterly margin of Chickering Road north 15 degrees 04' 49" East 200 feet to a point; thence South 61 degrees 04' 38" East 636.70 feet to a point; thence South 41 degrees 01' 34" West 162.26 feet to a point, said point at the common corner of lots 1 and 2; thence with the line between said two lots, North 61 degrees 04' 38" West 305.74 feet to a point; thence South 83 degrees 01' 01" West 200.00 feet to the point of beginning, containing 2.373 acres more or less.

Being the same property conveyed to Steven J. Mason and wife Linda L. Mason, as equal tenants in common, by Quitclaim Deed dated January 30, 2003 from James C. Gooch of record in Instrument No. 20030204-0015324, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 144 05 0 016 00.
2. Belle Meade City taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No.: 144 05 0 016 00.
3. All matters appearing on the Plan of record as Plat Book 6250, page 604, Register's Office for Davidson County, Tennessee.
4. Agreement for Dedication of Easement for water mains and appurtenances of record in Book 5953, page 815, Register's Office for Davidson County, Tennessee.
5. Restrictive covenants contained in an instrument of record in Book 1807, page 27, Register's Office for Davidson, County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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 is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

