THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170712529** BILL GARRETT, Davidson County Trans:T20170066257 DEEDWARR Recvd: 08/02/17 09:43 2 pgs Fees:13.00 Taxes:851.00 20170802-0078424	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $230,000.00. Affiant Subscribed and sworn to before me, this 1st day of August, 2017. Notary Public My Commission Expires: 09-11-2017 SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Rebecca Y. Harris 423 WAUFORD DRIVE Nashville TN 37211-4466	Send Tax Bills To: New Owner P.O. Box 22972. Nashville, TN 37202	Tax Information: Tax Parcel ID No. 147-01-142.00

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, **Katherine N. Mason, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rebecca Y. Harris** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 518 on the Plan of Caldwell Hall, Section IX, as of record in Book 3300, Page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 518 fronts 84.9 feet on the Southwesterly side of Wauford Drive and runs back 243.1 feet on the Northwesterly line and 234.34 feet on the Southeasterly line to a dead line in the rear on which it measures 85.3 feet.

Being the same property conveyed to Chester W. Mason and wife, Katherine N. Mason by Warranty Deed from Andrew Ewing, Trustee, recorded on the 13th day of May, 1963 in Deed Book 3537, Page 549, in the Register's Office of Davidson County, Tennessee.

Chester W. Mason having died on April 27th, 1988 in Davidson County, Tennessee. His interest in subject property having passed to Katherine N. Mason as the surviving tenant by the entirety.

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 CALDWELL HALL, SECTION IX, as recorded in Plat Book 3300, Page(s) 25.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1786, Page 108.

This is improved property located at 423 WAUFORD DRIVE Nashville TN 37211-4466

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 1st day of August, 2017.

KATHERINE N. MASON BY DONALD S. MASON ATTORNEY IN FACT

Katherine N. Mason
By: Donald S. Mason, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Donald S. Mason,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Katherine N. Mason,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 1st day of August, 2017.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018