THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170712761**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $669,900.00. Affiant Subscribed and sworn to before me, this 24th day of August, 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20170075490 DEEDWARR
Recvd: 08/30/17 08:23 2 pgs
Fees:13.00 Taxes:2478.63
20170830-0088902

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: John T. Mason, IV and D'Lanna J. Mason 1931 Kimbark Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-02-0A-001.00-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, **Allan D. McLaughlin, Trustee and Thelma D McLaughlin, Trustee of the McLaughlin Family Trust U/A/D February 13, 2002,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John T. Mason, IV and D'Lanna J. Mason, husband and wife,** ("Grantees"), their 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 A of 1931 and 1933 Kimbark (formerly 1935 and 1937 Kimbark), a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 1931 and 1933 Kimbark (formerly 1935 and 1937 Kimbark), a Horizontal Property Regime with Private Elements of record in Instrument No. 20141103-0101347, as amended in Instrument No. 20141110-0103748 and Instrument No. 20141120-0107026, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1931 and 1933 Kimbark (formerly 1935 and 1937 Kimbark), a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20141103-0101347, as amended in Instrument No. 20141110-0103748 and Instrument No. 20141120-0107026, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Allan D. Mclaughlin, Trustee and Thelma D. Mclaughlin, Trustee of The Mclaughlin Family Trust U/A/D February 13, 2002 by Warranty deed from Graybear 521 Partners, a Tennessee General Partnership of record in Instrument No. 20151230-0131071 Register's Office for Davidson County, Tennessee, dated December 29, 2015 and recorded on December 30, 2015.

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.

Taxes for the year 2017, a lien not yet due and payable.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20141103-0101347, as amended in Instrument No. 20141110-0103748 and Instrument No. 20141120-0107026, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to all matters shown on the Plan of record in Plat Book 1130, Page 102, Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1931 Kimbark 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 22 day of August, 2017.

Allan D. McLaughlin, Trustee and Thelma D McLaughlin, Trustee of the McLaughlin Family Trust U/A/D February 13, 2002

BY: _____, Trustee
Allan D McLaughlin, Trustee

BY: _____, Trustee
Thelma D McLaughlin, Trustee

STATE OF NC)
COUNTY OF Brunswick)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Allan D. McLaughlin, Trustee and Thelma D McLaughlin, Trustee of the McLaughlin Family Trust U/A/D February 13, 2002, 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 22 day of August, 2017.

_____
Notary Public
My Commission Expires: 8-17-18

SUSAN VITITOE
Notary Public
Brunswick Co., North Carolina
My Commission Expires Aug. 17. 2018