Bill Garrett Davidson County
Batch# 1601 DEEDWARR
09/18/2017 10:00:26 AM 2 pgs
Fees: $13.00 Taxes: $2,090.50
20170918-0095004

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $565,000.00. Affiant Subscribed and sworn to before me, this the 15th day of September, 2017. Notary Public My commission expires: 9/15/2020 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Meghan B. Curran	Same as owner	Map 115-09-0-A Parcel 008.00co
754 Saussy Place		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lee H. Jones and Elizabeth J. Haupert, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Meghan B. Curran, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of The Woods of West Meade, a Planned Unit Development, of record in Instrument No. 20031027-0157620, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lee H. Jones and Elizabeth J. Haupert, husband and wife, by Deed dated March 27, 2015 from Drees Premier Homes, Inc., an Ohio corporation, of record in Instrument No. 20150331-0027594, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20031027-0157620, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions for The Woods of West Meade, a Planned Unit Development, of record in Instrument No. 20030924-0141426, Register's Office for Davidson County, Tennessee. (3) By-Laws of The Woods of West Meade Homeowners' Association, Inc. attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The Woods of West Meade, a Planned Unit Development, of record in Instrument No. 20030924-0141426, Register's Office for Davidson County, Tennessee. (4) Charter of The Woods of West Meade Homeowners' Association, Inc. of record in Instrument No. 20030305-0029209, Register's Office for Davidson County, Tennessee. (5) Conveyance of common area to The Woods of West Meade Homeowners' Association, Inc. of record in Instrument No. 20070202-0014011, said Register's Office. (6) Easement to The Tennessee Electric Power Company of record in Book 787, Page 3, said Register's Office. (7) Easement to the Electric Power Board of record in Book 3251, Page 591, and Book 4558, Page 802, said Register's Office. (8) Overhead Line Easement to Nashville Electric Service of record in Book 6230, Page 156, and Book 6623, Page 646, said Register's Office. (9) Access Easement Agreement of record in Instrument No. 20000225-0018499, said Register's Office. (10) Stormwater Detention Agreement of record in Instrument No. 20030421-0052251, said Register's Office. (11) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as 754 Saussy Place, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **15th** day of **September, 2017.**

Lee H. Jones

Elizabeth J. Haupert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Lee H. Jones and Elizabeth J. Haupert,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **15th** day of **September, 2017.**

Notary Public

My Commission Expires: 1/17/21