Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 19897 DEEDWARR
11/01/2017 08:33:36 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20171101-0111748

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$325,000.00**.

Affiant

Subscribed and sworn to before me, this the 27th day of October, 2017.

Notary Public

My commission expires:_____
(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
Chase Jensen Good **Katie Suzanne Good**	New Owner	**Map 141-15-0-C Parcel 081.00co**
1116 Silverleaf Terrace		
Nashville, Tennessee 37221		

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,

Brandon Meacham and wife, Brandi Meacham

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

Chase Jensen Good and Katie Suzanne Good, husband and wife

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. 213 on the Plan of Phase "7" Rolling River Estates, of record in Plat Book 5800, Page 86, 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 Brandon Meacham and wife, Brandi Meacham, by Deed dated June 6, 2008 from Douglas T. Ayres and wife, Dana Ayres, of record in Instrument No. 20080617-0062313, 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 in Plat Book 5800, Page 86, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 4788, Page 950, and amended in Book 8276, Page 552, Register's Office for Davidson County, Tennessee. (3) Declaration of Covenants, Conditions and Restrictions for Rolling River Estates, of record in Book 4892, Page 689, and made applicable to Phase 7 in Book 5917, Page 310, Register's Office for Davidson County, Tennessee. (4) By-Laws of Rolling River Estates Homeowners' Association, Inc. of record in Book 4892, Page 679, Register's Office for Davidson County, Tennessee. (5) Charter of Rolling River Estates Homeowners' Association, Inc. of record in Book 4892, Page 671, and amended in Book 8276, Page 552, Register's Office for Davidson County, Tennessee. (6) 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 **1116 Silverleaf Terrace, Nashville, Tennessee 37221**

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 **27th** day of **October, 2017.**

Brandon Meacham

Brandi Meacham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Brandon Meacham and Brandi Meacham,** 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 **27th** day of **October, 2017.**

Notary Public

My Commission Expires: 1/17/21

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.