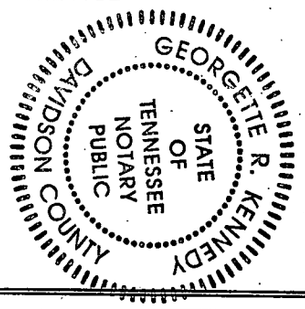
(2)

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180114732**  	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is: $374,000.00. Affiant Subscribed and sworn to before me, this 9th day of February, 2018. Notary Public My Commission Expires: 03-08-21

WARRANTY DEED

Address New Owner: John Alexander Horton and Hailey Elizabeth Meadows 2320 KNOWLES AVE Nashville TN 37204-2145	Send Tax Bills To: Shelter Lending Services P.O. Box 740039 Cincinnati, OH 45274-0039	Tax Information: Tax Parcel ID No. 105140C06300CO

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, **Bradley Coop and Sara E. Power n/k/a Sara Elizabeth Power Coop, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Alexander Horton, an unmarried man, and Hailey Elizabeth Meadows, an unmarried woman, as joint tenants with right of survivorship** ("Grantees"), its 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 No. 2320 on the Plan of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants of record in Instrument No. 20070614-0071575, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Park at Melrose Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20070604-0065994, for a more complete identification and description of said unit.

Being the same property conveyed to Bradley Coop, unmarried, and Sara E. Power, unmarried, as tenants in common with Rights of Survivorship by Warranty Deed from Lianne E. Childress, married, recorded on the 26th day of August, 2015 in Instrument No. 20150826-0086210, in the Register's Office of Davidson County, Tennessee.

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 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Bill Garrett Davidson County
Batch# 57892 DEEDWARR
02/12/2018 12:40:58 PM 2 pgs
Fees: $13.00 Taxes: $1,383.80
20180212-0013836

Covenants, Conditions and Restrictions as set forth in Declaration of Convenants, Conditions and Restrictions recorded in Instrument Nos. 20070525-0062832, 20070604-0065994, 2007614-007157 and Attorney's Certificate recorded at Instrument No. 20070822-0100253.

Charter of The Park at Melrose Townhouse Corporation recorded at Instrument No. 20070703-0079126.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060623-0075219.

Agreement for Dedication of Easement for Sanitary Sewers and or Storm Drainage, Water Mains, Pumps and Appurtenances recorded at Instrument Nos. 20060623-0075251, 20060809-0098054 and 20060809-0098082.

Cable Television Easement and Maintenance Agreement recorded at Instrument No. 20000418-0038819.

This is improved property located at 2320 KNOWLES AVE Nashville TN 37204-2145

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 9th day of February, 2018.

Bradley Coop

Sara Elizabeth Power Coop
By: Bradley Coop, Her Attorney in Fact
By: Bradley Coop, 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, Bradley Coop, 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 Sara Elizabeth Power Coop, and is authorized by her to execute this instrument on behalf of Sara Elizabeth Power Coop.

WITNESS my hand, at office, this 9th day of February, 2018.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018