THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180817286** Karen Y Johnson Davidson County Batch# 137459 **DEEDWARR** 09/06/2018 08:39:43 AM 2 pgs Fees: $13.00 Taxes: $2,627.00 20180906-0088177	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $710,000.00. Affiant Executrix Subscribed and sworn to before me, this 31st day of August, 2018. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Chase J. Myers and Angela M. Myers 4518 Harpeth Hills Drive Nashville TN 37215	Send Tax Bills To: New Owner P.O. Box 158187 Nashville, TN 37215	Tax Information: Tax Parcel ID No. 130-15-035.00

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, **Eileen R. Meseke, Executrix of the Estate of George H. Olson** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chase J. Myers and Angela M. Myers,*** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*Husband & Wife

Being Lot No. 2 and the Southerly 5 feet of Lot No. 3 of Block "D" on the Map of Tyne Meade, Section III, as of record in Book 1424, Pages 12, 13 and 14.

Said lot and part of lot adjoin and front together 185 feet on the Westerly side of Harpeth Hills Drive and run back between parallel lines, 263.2 feet to a dead line.

Being the same property conveyed to George H. Olson and wife, Lorraine H. Olson by Warranty Deed from Leon Albert Gerson and wife, Sylvia L. Gerson, recorded on the 17th day of October, 1968 in Deed Book 4279, Page 419, in the Register's Office of Davidson County, Tennessee.

George H. Olson having since died on April 21, 2018. His Last Will and Testament was filed in the Seventh Circuit Court for Davidson County, Tennessee, under Docket No. 18P826. Said Will directs the subject property to be administered as part of the Estate, subject to the control of the Executrix, Eileen R. Meseke.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TYNE MEADE, SECTION III, as recorded in Plat Book 1424, Page(s) 12-14.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1489, Page 471.

This is improved property located at 4518 Harpeth Hills 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 31st day of August, 2018.

Estate of George H. Olson

By: Eileen R Meseke, Executrix

Eileen R. Meseke, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eileen R. Meseke, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix of the Estate of George H. Olson, the maker or the 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 31st day of August, 2018.

Notary Public

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