THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 Record & Return To: First Title & Escrow Co., Inc. FTEC File No. 34704-03-2019	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $570,500.00. Affiant Subscribed and sworn to before me this 18th day of March, 2019. Notary Public 1-24-22 My Commission Expires

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

WARRANTY DEED

Address New Owner: Stephen Meade, Patti Meade 3717 Auburn Lane Nashville, TN 37215	Send Tax Bills To: Same	Tax Information: Map and Parcel No.: 116 08 0 G 219 00CO

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, **Dennis R. Barbakow, Trustee of the Penelope L. Barbakow Revocable Trust dated September 3, 1993, as amended and restated on September 7, 2010** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen Meade and Patti Meade, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3717 Auburn Lane, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 218818 DEEDWARR
04/17/2019 10:15:57 AM 3 pgs
Fees: $18.00 Taxes: $2,110.85

20190417-0035217

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of March, 2019.

Dennis R. Barbakow, Trustee

Dennis R. Barbakow, Trustee of the Penelope L. Barbakow Revocable Trust dated September 3, 1993 as amended and restated on September 7, 2010

STATE OF FLORIDA
COUNTY OF Collier

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dennis R. Barbakow, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of March, 2019.

Lynda S Courtright
Notary Public

My Commission Expires: 9/26/21

Notary Public State of Florida
Lynda S. Courtright
My Commission GG 144571
Expires 09/26/2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 7 on the Plan of 2nd Revision Chestnut Hill Condominiums (Sugartree Phase #V), of record in Plat Book 5200, page 537, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Chestnut Hill, a horizontal property regime established by Master Deed of record in Book 5560, page 763, said Register's Office.

Being the same property conveyed to Dennis R. Barbakow, Trustee of the Penelope L. Barbakow Revocable Trust dated September 3, 1993, as to an undivided fifty percent (50%) interest and Penelope L. Barbakow, Trustee of the Dennis R. Barbakow Revocable Trust dated September 3, 1993, as to an undivided fifty percent (50%) interest, by deed dated September 5, 2008 from William E. Wehby, married, of record as Instrument No. 20080910-0092788, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 6, 2010 of record in Instrument No. 20100511-0036262, Register's Office for Davidson County, Tennessee, Penelope L. Barbakow, Trustee of the Dennis R. Barbakow Revocable Trust dated September 3, 1993 conveyed her undivided fifty (50%) percent interest in subject property to Dennis R. Barbakow, Trustee of the Penelope L. Barbakow Revocable Trust dated September 3, 1993.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 116 08 0 G 219 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 4857, page 157, amended in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, amended and restated in Book 11758, page 466, amended in Instrument No. 20170522-0050870, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Chestnut Hill, of record in Book 5560, page 763, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5387, pages 829, 835, 841, and in Book 7061, page 100, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 5200, page 537, Register's Office for Davidson County, Tennessee.
7. Easement for sanitary sewer of record in Book 3400, page 63, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.