ADDRESS NEW OWNER: Jannine Sullivan
214 Chestnut Hill Dr.
Nash, TN 37215

SEND TAX BILL TO: above

Karen Johnson Davidson County
Batch# 547659 DEEDWARR
01/05/2021 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,071.63
20210105-0002026

MAP-PARCEL NOS. 116080G21400CO

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Austin Meade, a single woman** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Jannine Sullivan, a single woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Unit No. 2 on the Second Revision, Chestnut Hill Condominium (Sugartree Phase V) of record in Plat Book 5200, Page 537, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more detailed description.

Being the same property conveyed to Austin Meade, unmarried woman, from Rebecca O. Marshall, unmarried, by Warranty Deed recorded on September 13, 2020, in Instrument No. 20180913-0090983, Register's Office for Davidson County, Tennessee.

This is property with a common address of 214 Chestnut Hill Dr, Nashville, TN 37215.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being paid by Grantor at closing.(2) All matters appearing on the Plan of record in Plat Book 5200, Page 537, Register's Office for Davidson County, Tennessee. (See also Book 5200, Page 171, and Book 5352, Page 787, said Register's Office.)(3) Declaration of Conditions, Covenants, and Restrictions for Sugartree of record in Book 4857, Page 157; Amended in Book 4911, Page 356; Amended in Book 4996, Page 126; Amended in Book 5003, Page 688; Amended in Book 5691, Page 61; Amended and Restated including "Chestnut Hill Condos-Sugartree Ph. V in Book 4874, Page 463; Amended in Book 5152, Page 401; Amended in Book 5514, Page 138, said Register's Office.(4) Master Deed in Book for Chestnut Hill of record in Book 5560, Page 763; Amended in Instrument No. 20140703-0059134; Amended in Instrument No. 20140715-0062498, said Register's Office.(5) By-Laws in Book 5560, Page 772, said Register's Office.(6) Sewer and/or Storm Drainage Easements of record in Book 5387, Page 829, Book 5387, Page 835, Book 5387, Page 841, and Book 5887, Page 841, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of December 2020.

Austin Meade

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Austin Meade, a single woman** , with whom I am personally acquainted, or who 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 office this 30th day of December 2020.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

Notary Public
My Commission Expires: 7-9-2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $559,900.00.

Affiant

Subscribed and sworn before me this 30th day of December 2020.

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public 1-3-23
My Commission Expires: _____

File No. 2012K268

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)