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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210434682** Karen Johnson Davidson County Batch# 642401 **DEEDWARR** 05/21/2021 02:37:24 PM 2 pgs Fees: $13.00 Taxes: $4,717.50 20210521-0069630	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,275,000.00. Addison Gross Affiant Subscribed and sworn to before me, this 20th day of May, 2021. Lydia H Weaver Notary Public My Commission Expires: 7/9/22

LYDIA H. WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

WARRANTY DEED

Address New Owner: Sandra Jarred and Earl Jarred 418 West Hillwood Drive Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103 13 0 020.00

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, **W. Michael Milom and Christian A. Horsnell, as Co-Trustees of the Amended and Restated West Meade Trust, dated May 20, 2021** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Sandra Jarred and Earl Jarred, wife and husband** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 47, Hillwood Estates, Section Five, as shown on plat of record in Plat Book 2133, Page 55, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to W. Michael Milom and Christian A. Horsnell, as Co-Trustees of the West Meade Trust, dated September 22, 2018, by Warranty Deed from Kenneth W. Reed and Marie M. Reed Trustees of the Reed Trust, dated March 08, 2018, of record in Instrument No. 20181030-0107163, in the Register's Office of Davidson County, Tennessee, dated October 26, 2018 and recorded on October 30, 2018. The aforementioned West Meade Trust having since been amended and restated by that certain Trust Agreement dated May 20, 2021.

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 2021 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 Sec. 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hillwood Estates, Section Five, as recorded in Plat Book 2133, Page(s) 55.

Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Book 6247, Page 125.

An Application to Combine Parcels filed of record in Instrument No. 20060411-0041600.

This is improved property located at: 418 West Hillwood Drive, Nashville, TN 37205.

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 20th day of May, 2021.

West Mead Trust:

W. Michael Milom, Co-Trustee

Christian A. Horsnell, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, W. Michael Milom and Christian A. Horsnell, with whom I am personally acquainted, and who acknowledged that they are the Co-Trustees of the West Meade Trust, and as such Co-Trustees executed the within instrument with authority and in such capacity for the purposes therein contained.

Witness my hand, at office, this 20th day of May, 2021.

Notary Public

My Commission Expires: _____

