Davidson County DEEDWARR
Recvd: 02/20/04 11:47 2pgs
Fees:13.00 Taxes:314.50

20040220-0019686

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Harold C. Meador
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2004.

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Jason M. Chaffin, Trustee	Jason M. Chaffin, Trustee	83-5
P.O. Box 120591	P.O. Box 120591	GROUP
Nashville, Tennessee 37212	Nashville, Tennessee	PARCEL 362

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Eighty Five Thousand dollars and Zero cents ($85,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Marie Meador, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Jason Chaffin, Trustee of The 1420 Franklin Avenue Trust, with full power and authority to sell, transfer, exchange and convey without joinder of any beneficiary, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING the westerly 50.0 feet of the easterly 138.0 feet of the northerly 240.0 feet of Block No. 2 on the corrected plan of the subdivision of Blocks 1, 2 and 3 of the T.P. Weakley Home Place as of record in Book 421, page 50, Register's Office for Davidson County, Tennessee.

SAID part of Block No. 2 fronts 50.0 feet on the southerly side of Franklin or Seymour Avenue and runs back between parallel lines 240.0 feet to the northerly margin of a proposed alley.

BEING the same property conveyed to H.C. Meador and wife, Marie Meador, by deed from Mattie B. Holzapfel and Ruth H. Search of record in Book 2642, page 478, Register's Office for Davidson County, Tennessee; the said H.C. Meador having since died.

Marie Meador and Johnnie Marie Meador being one and the same person.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 1420 Franklin Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind ourselves, my heirs

and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17th day of February, 2004.

Marie Meador

BY: Harold C. Meador
Harold C. Meador , 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, Harold C. Meador, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Marie Meador, and acknowledged that he executed the same as the free act and deed of the said Marie Meador.

Witness my hand and official seal at Nashville, Tennessee this 17th day of February, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee