WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/13/05 15:18 2 pgs
Fees:13.00 Taxes:225.70

20050913-0110192

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,000.00

Stephen Paul Weathers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: February 10, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Westside Title, Inc., 531 Rivergate Parkway, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Paul Weathers	SAME	Map 127/Parcel 294.00
(NAME)	(NAME)	
312 Bridgewalk Place		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Shawn F. Meehan and wife, Renee W. Meehan**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen Paul Weathers, unmarried and Stephanie B. Smith, unmarried, as joint tenants with the right of survivorship and not as tenants in common**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the northerly margin of Charlotte Pike (Highway70N) east of Charlotte Pike's intersection with Memphis-Bristol Highway and being more particularly described as follows:

BEGINNING at an iron pin in the northerly margin of Charlotte Pike, said pin being S 53 degrees 40'00" W, 64.66 feet along said margin from the southwest corner of Mary Edith Smith, of record in Deed Book 8017, page 196, Register's Office for Davidson County, Tennessee.

Thence, with said margin, S 53 degrees 40'00" W, 64.66 feet to a point; thence, leaving said margin, N 03 degrees 01'00" E 584.39 feet to a point; thence, N 89 degrees 00'00" W, 178.90 feet to a point; thence, N 03 degrees 01'00" E, 709.61 feet to a point; thence, N 89 degrees 00'00" W, 228.96 feet to a point in the east line of Mary K. Kirk, et al, of record in Deed Book 10512, page 786, Register's Office for Davidson County, Tennessee; Thence, with Kirk's east line, N 00 degrees 24'18" W, 390.00 feet to a point in the south line of Deerwood Estates of record in Plat Book 5200, page 220, Register's Office for Davidson County, Tennessee; Thence, with said Deerwood Estates, S 88 degrees 52' 10" E, 157.24 feet to a concrete monument; Thence, N 89 degrees 34'53" E, 374.40 feet to a concrete monument at the northwest corner of aforementioned Smith; Thence, with Smith's west line S 03 degrees 01'00" W, 199.02 feet to a point; Thence, leaving Smith's line, N 89 degrees 00'00" W, 228.93 feet to a point; Thence, S 03 degrees 01'00" W, 859.60 feet to a point; Thence, S 89 degrees 00'00" E, 178.90 feet to a point; Thence, S 03 degrees 01'00" W, 595.18 feet to the point of BEGINNING.

Being the same property conveyed to Shawn F. Meehan and wife, Renee W. Meehan by deed of record in Book 10964, page 336, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the aforedescribed tract of land.

unimproved ☒

This is improved ☐ property, known as 8254 Charlotte Pike, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 our hands this 9th day of September, 2005.

Shawn F. Meehan

Renee W. Meehan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shawn F. Meehan and wife, Renee W. Meehan, with whom I am personally acquainted, or 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 Nashville, Tennessee this 9th day of September, 2005.

Commission expires: February 10, 2008

Larry D. Craig Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008