File No. 280800548

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/08/08 14:04 2 pgs
Fees:13.00 Taxes:253.45

20081008-0102193

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: September 17, 2011.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title - Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reid Phillip Jones	First State Mortgage	Map 059-00-0 Parcel 115.00
(NAME)	(NAME)	
2911 Knight Drive	7114 Highway 70 S	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Susan M. Meador, unmarried,** hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto **Reid Phillip Jones, unmarried,** hereinafter called the grantee, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

LAND in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, being Lot Nos. 12 and 13 on the map showing subdivision of part of the Marshall Waters land, not of record, described according to a survey made by Erla Drake, County Surveyor, April 14 and 15th, 1936, as follows:

BEGINNING in the center of Ewing Lane at a point 411.5 South of the center line of Ewing Creek Road, said point being the corner of Lot Nos. 11 and 12; thence with the Southerly line of Lot Nos. 11, 10 and 9, South 89° 30' East 443 feet to the Westerly line of Lot No. 8; thence with the Westerly line of Lot No. 8, South 3° West 83 feet to a stake continuing in the same direction 117 feet, in all 200 feet to the corner of Lot Nos. 13 and 14; thence with the line between said two lots, North 89° 30' West 443 feet to the center of Ewing Lane; thence with the center of said Ewing Lane, North 3° East 200 feet to the beginning, containing 2.34 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED therefrom the above described property is the following property conveyed to Trevicca S. Moore and husband, Caddius B. Moore, from Susan M. Meador, unmarried, by instrument of record by Instrument No. 20080605-0057804 in the Register's Office for Davidson County, Tennessee, described as follows, to-wit:

BEING a 0.981, more or less, acre tract of land lying in the 12th Civil District of Davidson County, Tennessee. Said Tract described as being a portion of the property conveyed to Susan M. Meador of record in Instrument No. 20060126-0009701, Register's Office for Davidson County, Tennessee. Said tract further described as being Lot No. 13, on the unrecorded subdivision of the Marshall Waters Land.

BEGINNING at a point lying on the Easterly margin of Knight Road, said point further described as being the Northwest corner of the Rogers group, Inc., property as of record in Instrument No. 20061211-01552626, Register's Office for Davidson County, Tennessee; thence leaving said property of Rogers and running with the said margin of Knight Road North 3°, 11 minutes, 43 seconds, East, a distance of 100 feet to a point; thence leaving the said margin of Knight and running South 89°, 30 minutes, 00 seconds East, a distance of 428.24 feet to a point lying on the Westerly line of Claymille Station, Phase 1, as of record in Book 6900, Page 322, Register's Office for Davidson County, Tennessee; thence running with the said line of Claymille Station South 03° 41 minutes, 41 seconds West a distance of 100.04 feet to a point lying at the Northeast corner of the said Rogers property; thence leaving the said line of Claymille Station and running with the Northerly line of the said Rogers property North 89°, 30 minutes, 00 seconds West a distance of 42.37 feet to the point of beginning, containing 0.981 acres, more or less.

BEING part of the same property conveyed to Susan M. Meador by Warranty Deed dated January 17, 2006, filed of record on January 26, 2006, from Robert W. Neely, Linda Sadler, Race Neely, Amber Neely, Roger E. Neely and Brenda Drake, of record by Instrument No. 20060126-0009701 and by Instrument No. 20080605-0057578, in the Register's Office for Davidson County, Tennessee.

This property is subject to: County of Davidson Taxes for the year 2009 and subsequent years; Right –of-Way for Ewing Lane and Ewing Creek Road, as much as therein may lie.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2911 Knight Drive, Nashville, TN 37207

(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 GRANTEE, his heirs 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 myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 my hand this 6th day of October, 2008.

Susan M. Meador

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Susan M. Meador, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 6th day of October, 2008.

Commission expires: September 17, 2011

Julia A Hirt Notary Public

JULIA A. HIRT (seal)
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 280800548

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122