File No. 291100527

WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(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
Tara E. Shaw	Tara E. Shaw	MAP 05303011300
(NAME)	(NAME)	
1302 Elliston Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20090085262 DEEDWARR
Recvd: 12/18/09 10:17 2 pgs
Fees: 13.00 Taxes: 314.50
20091218-0115224

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, Thomas Bratton Meador and Gerald Wayne Meador, as beneficiaries of the Estate of Prentice Bratton Meador**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Tara E. Shaw, unmarried**, hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 113, on the plan of Section C, Village of Old Hickory, of record in Plat Book 1424, Page 66, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to PRENTICE B. MEADOR AND RUBY P. MEADOR, HIS WIFE by deed from E.I. DU PONT DE NEMOURS AND COMPANY of record in Book 1781, Page 124 on 10/06/1949 and filed for record on 10/08/1949, Register's Office for DAVIDSON County, Tennessee. Ruby P. Meador predeceased Prentice B. Meador. Prentice B. Meador died testate on 01/25/2008. The said property was devised to THOMAS BRATTON MEADOR AND GERALD WAYNE MEADOR, by the LAST WILL AND TESTAMENT OF PRENTICE BRATTON MEADOR of record in Docket 08P440 on 01/30/2006 and filed for record on 03/12/2008, Probate Court for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 1424, Page 66, said Register's Office.

Utility and Ingress/Egress Easement of record in Book 1781, Page 124, said Register's Office.

Charter of Homeowner's Association as shown of record in Book 8290, Page 865, Register's Office for said County.

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 1302 Elliston Street, Old Hickory, TN 37138
(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(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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/our hands this 11th day of December, 2009.

Thomas Bratton Meador
Thomas Bratton Meador

Gerald Wayne Meador
Gerald Wayne Meador

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Thomas Bratton Meador and Gerald Wayne Meador the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 11th day of December, 2009.

Commission expires: 9.2.2013

Tracey Trumphour
Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

File Number: 291100527

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212