BILL GARRETT, Davidson County
Trans: T20100018104 DEEDWARR
Recvd: 03/29/10 11:37 2 pgs
Fees: 13.00 Taxes: 88.80

20100329-0023182

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$18,000.00~~ $24,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2010

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

File No.: AGL-10-221

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter H. Carter	New Owner	43-13-189.00
(NAME)	(NAME)	
P. O Box 1633		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37121-1633		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Gratee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **DONALD MEEKS A/K/A MARCUS DONALD MEEKS AND RONALD MEEKS A/K/A RONALD FRANCIS MEEKS**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **WALTER H. CARTER, TRUSTEE FOR THE 221 ELM STREET LAND TRUST, UTA, DATED MARCH 16, 2010**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 18, BLOCK F, FOREST PARK SUBDIVISION, as shown on plat of record in Plat Book 843, Page 44, 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 by Quitclaim Deed from Clara Sharp, Donald Meeks, Ronald Meeks, and Clara B. Meeks to Donald Meeks, Ronald Meeks, and Clara B. Meeks as recorded on the 21st day of July, 2006 in Instrument No. 20060721-0088257; Quitclaim Deed from Clara B. Meeks, unmarried Donald Meeks Joint tenants with right of survivorship to Clara Sharp, An Unmarried Person Donald Meeks, An Unmarried Person Ronald Meeks, Married and Clara B. Meeks as recorded on the 24th day of October, 2001 in Instrument No. 20011024-0116158 and Warranty Deed from Billie Byrd and Louise Presley, both married to Clara B. Meeks and Donald Meeks, joint tenants with right of survivorship as recorded on the 10th day of January, 2001 in Instrument No. 20010110-0003326, in the Register's Office of Davidson County, Tennessee.

The said Clara B. Meeks, also known as Clara Burtice Meeks, having died on November 6, 2008. The Last Will and Testament of Clara Burtice Meeks having been entered into probate in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 10P-176, does devise and bequeath her property to her son, Marcus Donald Meeks.

This instrument executed by Ronald Francis Meeks on behalf of Marcus Donald Meeks by General Durable Power of Attorney, a copy of which is attached to the instrument in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 10P-176.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 221 Elm Street, Madison, TN 37115
(House Number) (Street) (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 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), 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 my/our hand(s) this 25th day of March, 2010.

Ronald Francis Meeks
Ronald Francis Meeks, individually

Marcus Donald Meeks By Ronald F Meeks
Marcus Donald Meeks, individually
by Ronald Francis Meeks, Attorney in Fact

Marcus Donald Meeks By Ronald F Meeks
Marcus Donald Meeks, as devisee under the Will of Clara Burtice Meeks
by Ronald Francis Meeks, 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, Ronald Francis Meeks, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of March, 2010.

Amanda Vaughn
Notary Public
My Commission Expires: 01/07/2013

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of March, 2010, before me personally appeared Ronald Francis Meeks to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Marcus Donald Meeks, individually and as devisee under the Will of Clara Burtice Meeks and who acknowledged he executed the same as the free act and deed of the said Marcus Donald Meeks.

Witness my hand and official seal, this the 25th day of March, 2010.

Amanda Vaughn
Notary Public
My Commission Expires: 01/07/2013

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171