BILL GARRETT, Davidson County
Trans:T20130010220 DEEDWARR
Recvd: 02/06/13 10:51 2 pgs
Fees:13.00 Taxes:656.84

20130206-0012283

# WARRANTY DEED

TERESA MEEK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,525.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31ST day of January, 2013

Notary Public

MY COMMISSION EXPIRES: 5/15/16
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 9045 Carothers Pkwy, Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jeffrey L. Meeks, Jr. and Kellie L. Meeks | Acopia, LLC It's Successors and /or Assigns | 09412003600 |
| (NAME) | (NAME) | |
| 260 Tulip Hill Dr. | 306 Northcreek Blvd Suite 100 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37210 | Goodlettsville, TN, 37072 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in 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, I/WE, **Jack Meeks, Executor of the Estate of Ann Meeks**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jeffrey L. Meeks, Jr. and Kellie L. Meeks, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Clover Nook, of record in Book 2900, page 52, Register's Office for said County. Said lot No. 29 fronts 155.0 feet on the southerly side of Tulip Hill Drive and extends back 142.9 feet on the westerly line and 212.2 feet on the easterly line, to a broken line in the rear, on which it measures a total of 202.9 feet.

Being the same property conveyed to Reginald Meeks and wife, Ann F. Meeks by Warranty Deed from Clarence M. Birthright, Jr. dated March 14, 1967 of record in Book 4113, page 330, Register's Office of Davidson County, Tennessee. Reginald Meeks died on 3/21/03 leaving Ann F. Meeks as surviving tenant by the entirety. Reginald Meeks died on 3/21/03 leaving Ann F. Meeks as surviving tenant by the entirety. Ann F. Meeks, aka Minta Ann Meeks, died testate on 5/2/12. By Last Will and Testament admitted to probate in the Chancery Court of Maury County, Tennessee, Case No. P-113-12, the decendent, Ann Meeks, directed that all real estate owned by her at her death be subject to the administration of her Executor and distributed according to the terms contained therein.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved x property, known as 260 Tulip Hill Dr., Nashville, TN 37210

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, has 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 **31st** day of **January**, 2013.

Jack Meeks, Executor of the Estate of Ann Meeks

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, **Jack Meeks, Executor of the Estate of Ann Meeks**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of January, 2013.

Notary Public

My commission expires: May 15, 2016

TERESA MEEK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Return To:
FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122