Davidson County DEEDWARR
Recvd: 09/24/14 14:48 3 pgs
Fees:18.00 Taxes:4625.00
20140924-0087975

THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace, Reg. #3485*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *330 Commerce Street, Suite 110* *Nashville, TN 37201* *(615) 256-9999* ***File No. 27803SP***	*STATE OF TENNESSEE]* *COUNTY OF RUTHERFORD]* *The actual consideration for this transfer is $1,250,000.00.* *Affiant* *SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF September, 2014.* *Notary Public* *My commission expires:* 10/24/17

Name and Address of New Owner:

Mark Steven Meadows
605 Cowan Street
Nashville, TN 37207

Send Tax Bills To:

New Owner

Street Address of Subject Property:	**Map and Parcel:**
411 Cowan Street Nashville, TN 37207	082-10-015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CHARLES D. VAUGHAN and NANCY S. VAUGHAN,** husband and wife, hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents do transfer and convey unto **MARK STEVEN MEADOWS,** hereinafter called "**GRANTEE,**" his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Curley Subdivision of record in Book 5050, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate description.

Being the same property conveyed to Charles D. Vaughan and Nancy S. Vaughan, husband and wife, by Special Warranty Deed from Stephen C. Curley, Julius E. Curley, Jr. and Mary Curley Evans of record in Book 7832, page 953, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 411 Cowan Street, Nashville, TN 37207.

The conveyance of the above described parcel of improved real estate is subject to:

1. Metropolitan Nashville/Davidson County real property taxes for 2014, a lien, but not yet due and payable, which have been prorated between the parties and assumed by Grantee.

2. Plan of record in Book 5050, page105, in the Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, a 30 foot easement for public utility purposes through the southern portion of said lot.

3. Restrictive Covenants of record in Book 3368, page 23, and in Book 4262, page 260, in said Register's Office.

4. Access control fence along eastern line of said lot.

5. Lack of direct access to I-65 along eastern boundary of said lot.

6. Easement for utilities as retained in City Council Bill No. 61-174 and Metropolitan County Council Bill No. 67-257 closing alley No. 310 north of Foster Street.

7. Easement for Sanitary Sewers and/or Storm Drainage and Force Main of record in Book 8839, page 577, said Register's Office.

8. Rights of parties in possession under unrecorded leases.

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 Grantors do covenant with the said Grantee that they 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 Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title 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 our hands this 24th day of September, 2014.

CHARLES D. VAUGHAN

NANCY S. VAUGHAN

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHARLES D. VAUGHAN and NANCY S. VAUGHAN,** husband and wife, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of September, 2014.

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
March 7, 2017
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:

True Copy Certification

I, George H. White, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

George H. White

George H. White

State of Tennessee
County of Rutherford

Personally appeared before me, Mary M. Richardson, a notary public for this county and state, George H. White, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary M. Richardson

Notary's Signature

My Commission Expires: 2/22/15

MARY M. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY