WARRANTY DEED

Return to:
Warranty Title Insurance Co
2400 Crestmoor Road
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140079324 DEEDWARR
Recvd: 10/21/14 15:00 3 pgs
Fees:18.00 Taxes:203.50
20141021-0097108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

X _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF OCTOBER, 2014.

Christy L. Lind
Notary Public

MY COMMISSION EXPIRES: 9.18.17

(AFFIX SEAL)

CHRISTY L. LIND NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn F. Meehan & Eric D. Glasser	New Owner	
(NAME) P.O. Box 158825	(NAME)	102-7A-7 CO
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **KOFI A. SEMENYA AND WIFE, JOYCE G. SEMENYA**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHAWN F. MEEHAN, AS TO AN UNDIVIDED 1/2 INTEREST AND ERIC D. GLASSER, AS TO AN UNDIVIDED 1/2 INTEREST,** 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:

See Attached Exhibit "A"

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Plat Book 5200, Page(s) 430, said Register's Office; and (c) master deed of record in Book 5923, Page 704 , as amended by instrument(s) of record in Book 6277, Page 653, Book 7333, Page 415 and Book 7333, Page 418 and Instrument No. 20120724-0065040, Scrivener's Affidavit recorded at Instrument No. 20120817-0074026 and Appointment of Successor Trustee recorded at Instrument No. 20060407-0040509 re-recorded at Instrument Nos. 20060411-0041421 and 20120307-0020068said Register's Office; (d) Dedication of Easement for Water Mains and Appurtenances recorded in Book 8808, Page 872, said Register's Office; (e) Charter of West Meade Condominium Association, Inc. Homeowner's Association recorded in Book 5916, Page 953, said Register's Office; (f) Easement for Sanitary Sewer and/or storm drainage, recorded in Book 4520, Page 836, said Register's Office; (g) Encroachment Easement recorded in Book 6561, Page 90, said Register's Office; (h) Easement for ingress and egress, as set forth in Book 4141, Page 743, corrected in Book 4265, Page 587, said Register's Office; (i) Easement recorded in Book 4552, Page 507, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 6680 Charlotte Pike Unit B-7, Nashville, TN 37209

(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 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, 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 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 15th day of October, 2014.

Kofi A. Semenya

Kofi A. Semenya

Joyce G. Semenya

Joyce G. Semenya

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 Kofi A. Semenya and Joyce G. Semenya, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of October, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015

Exhibit "A"

Land in Davidson County, Tennessee, being Apartment Unit No. B-7, of West Meade Condominium now known as The Avenue Nashville West, Inc., created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5923, page 704, and amended in Book 6277, page 653, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominium of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Kofi A. Semenya and wife, Joyce G. Semenya by Warranty Deed from Thomas Nathan Loftis and wife, Barbara Freeman-Loftis, recorded on the 25th day of September, 1986 in Deed Book 6991, Page 272, in the Register's Office of Davidson County, Tennessee.