WARRANTY DEED

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

Y-TN-14-409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,895.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 9.18.17

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shawn F. Meehan and Eric D. Glasser	**Shawn Meehan and Eric D. Glasser**	
(NAME) **P.O. Box 158825**	(NAME) **P.O. Box 158825**	**141-15-0D-219.00-CO**
(ADDRESS) **Nashville, TN 37215-8825**	(ADDRESS) **Nashville, TN 37215-8825**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JON HARGIS AND LYNN HARGIS, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SHAWN F. MEEHAN AND ERIC D. GLASSER, EACH AS TO AN UNDIVIDED 1/2 INTEREST,** 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 No. 219 on the Plan of Phase III-B, "Sheffield" on the Harpeth of record in Plat Book 7900, Page 443, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jon Hargis and wife, Lynn Hargis by deed from Todd H. Chase and wife, Rebecca J. Chase of record in Book 9376, page 965, Register's Office for Davidson County, Tennessee, dated June 08, 1994 and recorded on June 13, 1994.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 7900, Page 443;
- Charter of record in Book 7597, Page 977;
- Covenants, Conditions and Restrictions of record in Book 7358, Page 656, as amended in Book 7538, Page 972, Book 7599, Page 812 and Book 8667, Page 381;
- Dedication of common area of record in Book 7683, Page 718;
- Easements to United States of America of record in Book 3891, Page 476;
- Deed of Conveyance to the Metropolitan Government of Nashville & Davidson County, Department of Water and Sewerage Services of record in Book 7748, Page (s) 440, 444 and 491;
- Covenants, Conditions and Restrictions of record in Book 6925, Page 900, amended in Book 7145, Page 954, Book 8505, Page 596, Book 8747, Page 97 & Book 9313, Page 806;
- HOA Charter of record in Book 6939, Page 983;
- By-Laws of record in Book 7145, Page 964, amended in Book 8146, Page 463;
- Easement to Harpeth Valley Utilities District of record in Book 5738, Page 829, and Book 8569, Page 481;
- Transmission line easement of record in Book 4136, Page 525;
- Consent of directors of HOA of record in Book 8276, Page 238, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **409 Madia Vale, Nashville, Tennessee 37221**.

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), 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.

BILL GARRETT, Davidson County
Trans:T20150000232 DEEDWARR
Recvd: 01/02/15 12:18 2 pgs
Fees:13.00 Taxes:839.51
20150102-0000302

Witness my/our hand(s) this the 30th DAY OF DECEMBER, 2014.

Jon Hargis by Loy Carney, Attorney-In-Fact

Lynn Hargis by Loy Carney, 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, LOY CARNEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JON HARGIS AND LYNN HARGIS, and who acknowledged he/she/they executed the same as the free act and deed of the said JON HARGIS AND LYNN HARGIS.

Witness my hand and official seal, this the 30th of December, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



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