WARRANTY DEED

File #15143

BILL GARRETT, Davidson County
Trans:T20150045434 DEEDWARR
Recvd: 06/09/15 14:51 2 pgs
Fees:13.00 Taxes:703.00
20150609-0054284

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 7/3/2017 (AFFIX SEAL)

Julie Hamilton
State of Tennessee Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
625 Main Street, Suite 203
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: c/o	MAP-PARCEL NUMBERS
Ryan Meadows	Ryan Meadows MAG	-083-02-0-303.00
(NAME)	(NAME)	
309 Manchester Avenue	615 main St., Suite 114	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville TN 37206	
(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, I, **Donna Browning, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Meadows,** HEREINAFTER CALLED THE GRANTEE, HIS 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 the North 50 feet of Lot No. 6 on the Plan of Thompson's Bond Subdivision of the North Part of Lot No. 6 on the Plan of Brownsville of record in Plat Book 547, Page 39, and also being called Lot No. 4 on the unrecorded Map of J. W. Butt's Re-Subdivision made by Pete Meyer, Surveyor, March 1946, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lot fronts 50 feet on the Westerly side of Manchester Avenue and runs back 274.3 feet on the North line and 269.4 feet on the South line to an alley on which it measures 50 feet.

Being the same property conveyed to Donna Browning, an unmarried woman by Warranty deed from Roger M. Folsom and Rebecca L. C. Folsom, husband and wife of record in Instrument No. 20110808-0060743 Register's Office for Davidson County, Tennessee, dated July 28, 2011 and recorded on August 08, 2011.
(Value of consideration shown in aforementioned deed $107,500.00.)

Being also known as 309 Manchester Avenue Nashville, TN 37206.

unimproved ☐
This is improved ☒ property, known as 309 Manchester Avenue, Nashville, TN 37206

(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 my hand this 8th day of June, 2015.

Benjamin McGee as Attorney-in-Fact for Donna Browning

STATE OF Tennessee

COUNTY OF Davidson

I, Joshua Hunter, a Notary Public of the County and State first above written, do hereby certify that Benjamin McGee Attorney-in-Fact for Donna Browning, an unmarried woman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 8th day of June, 2015.

Notary Public

My Commission Expires: 12-18-19

(SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
625 Main Street, Suite 203
Nashville, TN 37206