WARRANTY DEED

File #15250

BILL GARRETT, Davidson County
Trans: T20150046322 DEEDWARR
Recvd: 06/11/15 12:25 2 pgs
Fees: 13.00 Taxes: 536.50
20150611-0055402

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 12-18-15

(AFFIX SEAL)

JOSHUA L. HUNTER STATE OF TENNESSEE NOTARY PUBLIC WHITE 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:	MAP-PARCEL NUMBERS
Project 11, LLC, a Limited	Project 11, LLC	-08207025800
(NAME)	(NAME)	
228 Berry Street	746 Harpeth Trace Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37221	
(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, **K. Ryan Meadows,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Project 11, LLC, a Limited Liability Company,** 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 Lot No. 121 on the plan of the unrecorded portion of John W. Bryan's Addition to Edgefield, now East Nashville.

According to a copy of said plan said Lot No. 121 fronts 50 feet on the Southerly side of Berry Street and runs back between parallel lines, parallel with and 150 feet West of the Westerly margin of Meridian Street, 165 feet to an alley.

Being the same property conveyed to Ronald B. Webb and wife, Anna Marie Webb by Warranty deed from Peggy S. Goble of record in Book 9610, page 478, Register's Office for Davidson County, Tennessee, dated February 28, 1995 and recorded on March 3, 1995. (Value or consideration shown in aforementioned deed $10,600.00.)

Being the same property conveyed to K. Ryan Meadows, married by Warranty deed from Ronald B. Webb and wife, Anna Marie Webb of record in Instrument No. 20150601-0050478 Register's Office for Davidson County, Tennessee, dated May 22, 2015 and recorded on June 1, 2015. (Value of consideration shown in aforementioned deed $105,000.00.) Being also known as 228 Berry Street Nashville,.TN 37207.

unimproved ☐
This is improved ☒ property, known as 228 Berry Street, Nashville, TN 37207

(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 10th day of June, 2015.

K. Ryan Meadows

STATE OF Tennessee

COUNTY OF Davidson

I, Joshua Hunter, a Notary Public of the County and State first above written, do hereby certify that K. Ryan Meadows personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 10th 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