# WARRANTY DEED

File #15167

BILL GARRETT, Davidson County
Trans:T20150046322 DEEDWARR
Recvd: 06/11/15 12:26 2 pgs
Fees:13.00 Taxes:425.50
20150611-0055403

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

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

Julie Garside
Notary Public

MY COMMISSION EXPIRES: 1/20/19
(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Clearwater Properties, LLC | Same as New Owner | 094-01-0-257.00 |
| (NAME) | (NAME) | |
| 2550 Meridian Blvd, Ste. 350 | | |
| (ADDRESS) | (ADDRESS) | |
| Franklin, TN 37067 | | |
| (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, **Stephen F. Meade, a widower,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clearwater Properties, LLC, a Tennessee 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. 72 on the Plan of Section One, Revised Shelby Heights of record in Plat Book 2330, Page 171, 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 Lot Number 72 fronts 65.0 feet on the Westerly margin of South 14th Street and extends back 111.9 feet on the North line and 114 feet on the South line to a dead line, measuring 55.8 feet thereon.

Being a portion of the same property conveyed to Stephen F. Meade and spouse Helen Katherine Creason Meade by Quitclaim deed from Stephen F. Meade of record in Instrument No. 20060828-0106324 Register's Office for Davidson County, Tennessee, dated August 24, 2006 and recorded on August 28, 2006. The said Helen Katherine Creason Meade having since died on April 29, 2010, and the property having become vested in Stephen F. Meade as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown on the Plan of record in Plat Book 2330, page 171, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 904 S. 14th Street, 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 10th day of June, 2015.

Stephen F. Meade

Stephen F. Meade

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Stephen F. Meade,** the bargainor, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10 day of June, 2015.

Leslie Garside

NOTARY PUBLIC

My Commission Expires: 1/20/19

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206