WARRANTY DEED

MC15-0222

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF October, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES MAY 14, 2017

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meridian Construction Co LLC	Meridian Construction Co LLC	
222 Marcia Avenue (ADDRESS)	222 Marcia Avenue (NAME)	
Nashville, TN 37209-4418 (CITY) (STATE) (ZIP)	Nashville, TN 37209-4418 (ADDRESS) (CITY) (STATE) (ZIP)	103-01-0-114-00

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, we HERMAN H. STEVENS, SR. AND WIFE, BARBARA ANN STEVENS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MERIDIAN CONSTRUCTION COMPANY LLC, 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:

Being Lots Nos. 14 and 15 of Section 5 on the Plat showing the division of the John B. Cowden property, being part of Lots Nos. 4 and 5 of the Brent Spence Place, not of record, described as follows:

Beginning at the northeast corner of Hill Circle and Cowden Avenue; thence with the northerly margin of Hill Circle, north 74 deg. 25' east 148.2 feet; thence north 6 deg. 30' west 146.5 feet to the corner of Lots Nos. 13, 14 and 15; thence north 35 deg. west 87 feet to the corner of Lots Nos. 15 and 16; thence with the line between said two lots south 59 deg. 30' west 204 feet to the easterly margin of Cowden Avenue; thence with said Avenue, south 22 deg. east 11.5 feet, continuing with said Avenue south 35 deg. east 88.5 feet; thence south 35 deg. east 79 feet to the beginning.

Being the same property conveyed to Herman H. Stevens, Sr. and wife, Barbara Ann Stevens by installment deed from Fannie J. Francis of record in Book 4979, page 824, Register's Office for Davidson County, Tennessee, dated 12/12/1975 and recorded on 12/16/1975.

unimproved ( )
This is improved (X) property, known as 222 Marcia Avenue, Nashville, Tennessee 37209-4418
(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 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.

Davidson County DEEDWARR
Recvd: 10/19/15 12:11 3 pgs
Fees:18.00 Taxes:1017.50
20151019-0106052

Witness my/our hand(s) this 14th day of October, 2015.

Herman H. Stevens, Sr.

Barbara Ann Stevens

STATE OF Tennessee
COUNTY OF Davidson

On this the 14th day of October, 2015, before me personally appeared Herman H. Stevens, Sr. and wife, Barbara Ann Stevens to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of October, 2015.

Notary Public

My Commission Expires:

(SEAL)

LAURA ALLISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 14, 2017

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Cari Mule', do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Cari Mule', who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/3/19

