WARRANTY DEED

File #15525

BILL GARRETT, Davidson County
Trans:T20150089343 DEEDWARR
Recvd: 10/20/15 14:50 2 pgs
Fees:13.00 Taxes:155.40
20151020-0106675

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 12-16-19

(AFFIX SEAL)

JOSHUA L. HUNTER STATE OF TENNESSEE NOTARY PUBLIC WHITE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chapman Properties, LLC	Same as New Owner	-081-15-0-277.00
(NAME) 419 Church St.	(NAME)	
(ADDRESS) Nashville, TN 37219	(ADDRESS)	
(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, a married man** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chapman Properties, LLC,** 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. 317, on the Plan of D.T. McGavock and Others Addition to the City of Nashville, called the addition to the town of McGavock, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 317 fronts 50 feet on the Easterly side of Odd Street or 16th Avenue North, and runs back 194 feet, more or less, on the Southerly line and 179 feel, more or less, on the Northerly line to an alley and measures 52 feet thereon.

Being the same property conveyed to K. Ryan Meadows, a married man by Warranty deed from Michael Castellarin, Successor Administrator for the Estate of Charles S. Huddleston, Sr., of record in Instrument No. 20150818-0083274 Register's Office for Davidson County, Tennessee, dated August 14, 2015 and recorded on August 18, 2015. Michael Castellarin was appointed successor administrator of the estate of Charles Huddleston by order in Probate (13P903) .

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; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☑
This is improved ☐ property, known as 1410 16Th Avenue North, Nashville, TN 37208

(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 16th day of October, 2015.

K. Ryan Meadows, by Leslie Membrillo, attorney in fact

K. Ryan Meadows, by Leslie Membrillo, attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of October, 2015, before me, appeared Leslie Membrillo, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he/she is Power of Attorney for K. Ryan Meadows, and that said instrument was signed in behalf of said K. Ryan Meadows as his/her free act and deed pursuant to a validly executed Specific Power of Attorney recorded simultaneously herewith in 20151020-0106674, Register's Office for Davidson County, TN.

WITNESS my hand and seal, this the 16th day of October, 2015.

Notary Public: _____

My commission expires: 12-18-19

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206