BILL GARRETT, Davidson County
Trans:T20150092551 DEEDWARR
Recvd: 10/30/15 11:01 2 pgs
Fees:13.00 Taxes:969.40
20151030-0110546

Record & Return
THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2055

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Gina L. Davis 320 Old Hickory Boulevard Unit 1610 Nashville, TN 37221	Same as new owner	128-12-A-89.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $262,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of October, 2015.

Notary Public

My Commission Expires: 8/23/2016
(Affix Seal)

DAVIDSON COUNTY
AMANDA VAUGHN
State of Tennessee Notary Public

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Ricky W. Meece, a married man** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Gina L. Davis, an unmarried individual,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:
A condominium apartment situated in Davidson County, Tennessee, being Unit No. 89, Building 16 of Eagle Ridge at the Reserve, Section 1, Phase 1B, a horizontal property regime pursuant to the Tennessee Horizontal Property Regime Act, as shown on the Exhibit A to the Master Deed of record in Instrument No. 20011011-0110875 and amended in Instrument No. 20030108-0003688, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Ricky W. Meece by Warranty Deed from Daniel Keith Abner, unmarried, dated August 16, 2007, recorded August 21, 2007, of record in Instrument No. 20070821-0100193, Register's Office for Davidson County, Tennessee.

Mrs. Patricia Meece joins this conveyance for the express purpose of relinquishing all her right, title and interest to the said property, material and otherwise.

This is ☒ Improved OR ☐ Unimproved property located at: **320 Old Hickory Boulevard Unit 1610, Nashville, TN 37221**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to Grantor who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28 day of October, 2015.

GRANTOR(S)

Ricky W. Meece

Patricia Meece

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Ricky W. Meece** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 28th day of October, 2015.

Notary Public
My Commission Expires: 8/23/2016

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Patricia Meece** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 27 day of October, 2015.

Amelia Swanson
State of Tennessee Notary Public
Williamson County

Notary Public
My Commission Expires: 5/27/2019