BILL GARRETT, Davidson County
Trans:T20150093175 DEEDWARR
Recvd: 11/02/15 13:29 5 pgs
Fees:28.00 Taxes:416.25
20151102-0111279

This Instrument Prepared By
Murfree & Murfree, PLLC, Attorneys
805 S. Church Street, Suite 21
Murfreesboro, Tennessee 37130

Name and Address of New Owner:

K. Ryan Meadows c/o Magnolia Title
1104B Fatherland St.
Nashville, TN 37206

Send Tax Bills To:

same as new owner

Tax Map and Parcel: 082 12 0 175.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WARRANTY DEED

FOR AND IN THE CONSIDERATION of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **ESTATE OF MARY BOSTIC WELLS**, have this day bargained and sold and does hereby transfer and convey unto K. **RYAN MEADOWS, a married man,** his successors and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

Being Lot No. 56 on the Plan of Neill S. Brown's Addition to East Nashville, as of record in Book 57, page 50, Register's Office for said County.

Said Lot No. 56 fronts 50 feet on the southerly side of Marina Street and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Louis W. Wells and wife, Mary B. Wells, by deed of record in Book 5457, page 39, in the Register's Office of Davidson County, Tennessee. The said Louis W. Wells predeceased his wife, Mary B. Wells, who thereupon became vested with fee simple title as surviving tenant by the entirety. Mary B. Wells died testate on July 19, 2012, and by her Last Will & Testament devised said property to her two daughters, Francis Jane Tisdale and Margaret Ann Johnson. Margaret Ann Johnson died intestate on January 22, 2002, survived by her daughters, Crystal A. Johnson and Bene' Nicole Johnson. Bene' Nicole Johnson died intestate on November 3, 2014, survived by her sister, Crystal A. Johnson, the undersigned, as her sole heir at law.

This conveyance is made subject to all restrictions, covenants, easements and setback lines that are applicable to the above-described property, and of record, and to all zoning restrictions of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto said grantee its successors and assigns, forever.

The undersigned covenants with said grantee that they are lawfully seized and possessed of said real estate; that they have a good and lawful right to convey the same and that the same is unencumbered, except the 2015 property taxes, which have been prorated between the parties.

The undersigned further covenants and binds themselves, their heirs, successors and representatives, to forever warrant and defend the title to said real estate unto said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS THE HAND OF THE UNDERSIGNED on this 27th day of October, 2015.

Angela Tisdale

Angela Tisdale
Executrix of the Estate of Mary Wells

INTENTIONALLY LEFT BLANK

Frances Jane Tisdale

Francis Jane Tisdale

Frances

By: Angela Tisdale

Angela Tisdale

Attorney in Fact

Crystal A. Johnson

Crystal A. Johnson

By: Angela Tisdale

Angela Tisdale

Attorney in Fact

STATE OF Illinois

COUNTY OF Cook

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named ANGELA TISDALE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledge herself to be the EXECUTRIX of the ESTATE OF MARY BOSTIC WELLS, the within named grantor, and that she as such EXECUTRIX executed the foregoing for the purpose therein contained by signing the name of t

WITNESS MY HAND and official seal at my office on this 27th day of October, 2015.

Notary Public

My commission expires: 12/20/2018

OFFICIAL SEAL
ERIK SANDOVAL
Notary Public - State of Illinois
My Commission Expires Dec 20, 2018

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named ANGELA TISDALE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of ~~Francis~~ Frances Jane Tisdale, acknowledged that she executed the same as the free act and deed of said ~~Francis~~ Frances Jane Tisdale, and for the purposes therein contained by virtue of a Power of Attorney duly executed by the said ~~Francis~~ Frances Jane Tisdale ~~and appearing of record in Record Book~~ * ~~, page~~ _____, ~~in the Register's Office of Davidson County, Tennessee~~.

* 20151102-0111277

WITNESS MY HAND and official seal at my office on this 27th day of October, 2015.

Notary ~~Public~~

My commission expires: 12/20/2018

OFFICIAL SEAL
ERIK SANDOVAL
Notary Public - State of Illinois
My Commission Expires Dec 20, 2018

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named ANGELA TISDALE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of Crystal A. Johnson, acknowledged that she executed the same as the free act and deed of said Crystal A. Johnson, and for the purposes therein contained by virtue of a Power of Attorney duly executed by the said Crystal A. Johnson ~~and~~ appearing of record in Record Book ** , page _____, in the Register's Office of Davidson County, Tennessee.

** 20151102-0111278

WITNESS MY HAND and official seal at my office on this 27th day of October, 2015.

Notary Public

My commission expires: 12/20/2018

OFFICIAL SEAL
ERIK SANDOVAL
Notary Public - State of Illinois
My Commission Expires Dec 20, 2018

STATE OF ~~TENNESSEE.~~ Illinois
COUNTY OF Cook

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 112,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Angela Tisdale
Affiant

Sworn to and subscribed before me,
this 27th day of October, 2015.

~~Notary~~ Public

OFFICIAL SEAL
ERIK SANDOVAL
Notary Public - State of Illinois
My Commission Expires Dec 20, 2018

My commission expires: 12/20/2018