WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160023759 DEEDWARR
Recvd: 03/23/16 15:04 2 pgs
Fees:13.00 Taxes:672.66
20160323-0027665

File No. 0001686

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 12-18-19
(AFFIX SEAL)

JOSHUA E. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
K. Ryan Meadows	K. Ryan Meadows	083-06-0-331-00
(NAME)	(NAME)	
610 Rudolph Avenue	7036 Wikle Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37216	Brentwood TN 37027	
(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, **Peggy Campbell,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **K. Ryan Meadows, a married man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the southerly 38 feet of Lot No. 8 and the northerly 8 feet of Lot No. 9 on the Map of George Shields' East End Subdivision, of record in Book 57, page 112, Register's Office for said County.

Said parts of said lots adjoin and front together 46 feet on the westerly side of Rudolph Avenue or Street and run back between parallel lines 147-1/2 feet to an alley.
Being the same property conveyed to Elsa S. Morris by Warranty deed from Bonnie Moyers and husband, Donald K. Moyers, Betty Wright and husband, William G. Wright, and Nancy Burman and husband, Edmund W. Burman of record in Book 6753, Page 463, Register's Office for Davidson County, Tennessee, dated December 30, 1985 and recorded on January 10, 1986. (Value of consideration shown in aforementioned deed $35,000.00.) Being also known as 610 Rudolph Avenue Nashville, TN 372061813.

Being the same property conveyed to Peggy M. Campbell by Quitclaim deed from Wayne E. Morris and Stephen S. Morris, Successor Co-Trustees to The Morris Family Revocable Living Trust Agreement U/A/D 3/29/95 and from Wayne E. Morris, Peggy M. Campbell, and Stephen S. Morris, as heirs of the Estate of Elsa S. Morris, individually and as Co-Executors of the Estate of Elsa S. Morris, and from Wayne E. Morris, Peggy M. Campbell, and Stephen S. Morris, Successor Co-Trustees of the Marital Trust Established under Item IV of the Morris Family Living Trust Agreement dated 3/29/95 and as Co-Trustees of the Family Trust Established under Item V of the Morris Family Living Trust U/A/D 3/29/95, of record in Instrument No. 20160113-0003409 Register's Office for Davidson County, Tennessee, dated December 31, 2015 and recorded on January 13, 2016.

Being the same property conveyed to Edward D. Morris and Elsa S. Morris, Trustee of The Morris Family Revocable Living Trust Agreement dated March 29, 1995, by Quitclaim deed from Elsa S. Morris of record in Book 9632, page 828, Register's Office for Davidson County, Tennessee, dated March 29, 1995 and recorded on March 31, 1995. The said Edward D. Morris having since died on 1/24/1998, leaving Elsa S. Morris as Successor Trustee. The said Elsa S. Morris having since died on 1/24/2015.

Subject Property was not a marital residence of Peggy Campbell, and as such is not subject to any homestead, dower or other marital interest as contemplated by TN law.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties 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 610 Rudolph Avenue, Nashville, TN 37216

(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 21st day of March, 2016.

Peggy Campbell

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 Peggy Campbell, the bargainor(s), with whom I am personally acquainted (or proved to me his/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 this 21st day of March, 2016.

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
1104 Fatherland Street
Nashville, TN 37206