WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160023759 DEEDWARR
Recvd: 03/23/16 15:07 2 pgs
Fees: 13.00 Taxes: 751.84
20160323-0027667

File No. 0001685

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,200.00.

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 L. 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	083-06-0-335-00
(NAME)	(NAME)	
600 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:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of of record in Plat Book 57, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elsa S. Morris, Trustee of The Morris Family Revocable Trust by Warranty deed from Jennifer Cummins, unmarried of record in Instrument No. 20010410-0035591 Register's Office for Davidson County, Tennessee, dated April 09, 2001 and recorded on April 10, 2001. Elsa S. Morris having since died. Estate of record in Davidson County Circuit Court, Probate Division Docket No. 15P966. The said Elsa S. Morris having since died on 1/24/2015.

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. 20160113-0003408 Register's Office for Davidson County, Tennessee, dated December 31, 2015 and recorded on January 13, 2016.

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 600 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