WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160025088 DEEDWARR
Recvd: 03/29/16 09:42 2 pgs
Fees: 13.00 Taxes: 469.90
20160329-0029319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/7/2019

(AFFIX SEAL)

Return to: Brooks-Bridgefront Title
4400 Harding Pike #400
Nashville, TN
37205

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
L. Paul Meyer	L. Paul Meyer	059-15-0-158.00
(NAME)	(NAME)	
711 Vanderhorst Drive	711 Vanderhorst Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Georgia M. Shannon, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto L. Paul Meyer and wife, Chong O. Meyer, 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:

Land in Davidson County, Tennessee, being Lot No. 220 on the Plan of Section 2, Haynes Manor of record in Plat Book 3700, Page 88, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 220 fronts 70.0 feet on the southerly margin of Vanderhorst Drive and extends back between parallel lines 156.0 feet to a rear line.

Being the same property conveyed to Georgia M. Shannon, unmarried, by Warranty Deed from Gwendolyn Davis and Jessee Pipkin, Jr., of record in Instrument No. 20020829-0104760 Register's Office for Davidson County, Tennessee, dated August 27, 2002 and recorded on August 29, 2002.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 711 Vanderhorst Drive, Nashville, TN 37207
(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 25th day of March, 2016.

Georgia M. Shannon

Georgia M. Shannon

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 25th day of March, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Georgia M. Shannon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1/6/2020

Notary Public,

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020