BILL GARRETT, Davidson County
Trans:T20160050284 DEEDWARR
Recvd: 06/14/16 11:05 2 pgs
Fees:13.00 Taxes:740.00
20160614-0060107

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of June, 2016.

Notary Public

My commission expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Molly K. Meinbresse	Molly K. Meinbresse	060-03-0-125.00
148 Oak Valley Drive	148 Oak Valley Drive	
Nashville, TN 37207-2917	Nashville, TN 37207-2917	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Sherry Latimer, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Molly K. Meinbresse, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Section One, Oak Park Subdivision of record in Plat Book 3600, Page 84, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 100 feet on the Southerly side of Oak Valley Drive, and extends back 142.12 feet on the East line and 142.59 feet on the West line to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to Wilkerteen D. Hibdon, as Life Estate and Sherry D. Latimer by Quitclaim deed from Wilkerteen D. Hibdon (John C. Hibdon is deceased) of record in Book 11303, page 569, Register's Office for Davidson County, Tennessee, dated November 08, 1998 and recorded on January 20, 1999. Wilkerteen D. Hibdon having since died. This is not a personal residence of the Grantor nor the Grantors spouse.

This is X improved ☐ unimproved property known as **148 Oak Valley Drive, Nashville, TN 37207-2917.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 10th day of June, 2016.

Sherry Latimer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Sherry Latimer, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 10th day of June, 2016.

Notary Public
My Commission Expires: 4.24.19

GREGORY B. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY