Davidson County	DEEDWARR
Recvd: 06/16/16 11:09	3 pgs
Fees:18.00 Taxes:1406.00	
20160616-0061058	

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 1-6-2020

(AFFIX SEAL)

ELAINE K. EVERSMEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01-06-2020

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph M. McGregor (NAME)	CitiBank, NA (NAME)	Map 61-11
16606 Runnymede Street (ADDRESS)	1000 Technology Dr. (ADDRESS)	Parcel 235.00
Lake Balboa, CA 91506 (CITY) (STATE) (ZIP)	O'Fallon, MO 63368 (CITY) (STATE) (ZIP)	

For and in 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, We, **Martin D. Meinerz and Angela F. Meinerz, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joseph M. McGregor, an unmarried man,** 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 a part of Lot No. 3 on the Plan of Greenland Tract of record in Plat Book 421, page 40, Register's Office for Davidson County, Tennessee.

Beginning at a point in the north margin of Greenland Avenue at the southeast corner of the property conveyed to D.W. Seay by deed in Book 846, page 316, Register's Office for Davidson County, Tennessee; thence along said Seay's line, northerly 247.33 feet to a point; thence easterly 85.35 feet to the northwest corner of the property conveyed to Josephine Ray by deed of record in Book 1195, page 278, Register's Office for Davidson County, Tennessee; thence with Ray's westerly line, southerly 259.2 feet to the north margin of Greenland Avenue; thence with the margin of the same, westerly 84.84 feet (87.5 feet filed measurement) to the beginning.

Being the same property conveyed to Martin Meinerz and Angela F. Meinerz, husband and wife, by Warranty Deed from Jimmy Troy Parks and Heather Lea Parks, husband and wife, filed for record on September 1, 2015 as Instrument No. 20150901-0088539, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 1105 Greenland 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/our hands this 14th day of June, 2016.

Martin D. Meinerz

Angela F. Meinerz

State of Illinois
County of Cook

Personally appeared before me Martin D. Meinerz and Angela F. Meinerz, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13 day of June, 2016.

Notary Public

My Commission Expires: 4-4-2020

File No.: 36804

NATHAN C HICKS
Official Seal
Notary Public - State of Illinois
My Commission Expires Apr 4, 2020

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

My Commission Expires: _____

Notary's Seal (if on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).