#10800

WARRANTY DEED

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 40 Burton Hills Blvd., Suite 200
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Tony Bradford and Cathy Bradford	Heritage Bank	102-7A-19
(NAME)	(NAME)	
6680 Charlotte Pike, Unit B-3	P.O. Box 367	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Clarksville TN 37043	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20160913

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/we, **Shawn F. Meehan and Eric D. Glasser**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Tony Bradford and wife, Cathy Bradford**, 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 Apartment Unit No. B-3 of West Meade Condominium n/k/a The Avenue Nashville West, Inc., a Horizontal Property Regime, created under Title 66, chapter 27, Section 101, et seq. as amended Tennessee Code Annotated, and as established by a Master Deed for West Meade Condominiums, of record in Book 5923, page 704, as amended in Book 6277, page 653, Book 7333, page 415, Book 7333, page 418, Instrument No. 20120724-0065040 and Scrivener's Affidavit in Instrument No. 20120817-0074026, changing the name to The Avenue Nashville West, Inc., Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1, of said Master Deed. Reference is hereby made to the plat of West Meade Condominium, for placement of Units, of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Shawn F. Meehan, married by deed from Judy L. Wakefield-Whitley, unmarried, dated January 17, 2013, of record in Instrument No. 20130122-0006903, Register's Office for Davidson County, Tennessee. The subject property was further conveyed to Shawn F. Meehan and Eric D. Glasser, as tenants in common by deed from Shawn F. Meehan, married, of record in Instrument No 20160617-0061593, Register's Office for Davidson County, Tennessee.

This is not the principal place of residence of the Grantors named herein.

Unimproved ☐

This is improved ☒ property, known as 6680 Charlotte Pike, Unit B-3, Nashville, TN 37209
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20160051489 DEEDWARR
Recvd: 06/17/16 10:29 2 pgs
Fees:13.00 Taxes:451.40
20160617-0061594

Witness our hands this 15th day of June, 2016

Shawn F. Meehan

Shawn F. Meehan

Eric D. Glasser

STATE OF Tennessee)
County OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Shawn F. Meehan and Eric D. Glasser, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th of June, 2016.

Christine L. Lind

Notary Public

CHRISTINE L. LIND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires: 9.18.17