6

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Shawn Meehan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of August, 2016

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TN

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shawn Meehan	Shawn Meehan	09107006500
(NAME)	(NAME)	
5205 Louisiana Avenue	4025 Hillsboro Pike, Suite	601
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(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, I, **Katherine Seana Holloway,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Shawn Meehan,** 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:

Being Lots Nos. 1110 and 1112 of Block 19, Plan No. 2, West Nashville as of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 1110 and 1112 front 25 feet each on the southernly side of Louisiana Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Katherine Seana Holloway by deed dated June 21, 2016 from Roy E. Beeler aka Roy Beeler of record in Instrument No. 20160624-0064564, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roy Beeler, then unmarried, by deed dated August 15, 1976 from Edwin Rust and wife, Mildred Rust and Albert L. Mitchell and wife, Marie Mitchell, of record in Book 5068, Page 903, said Register's Office and further conveyed by Roy E. Beeler by Quitclaim Deed to Roy E. Beeler and wife, Jean Elizabeth Beeler of record in Book 8065, Page 710, said Register's Office for Davidson County, Tennessee. Jean Elizabeth Beeler died in 2014.

unimproved ☐

This is improved ☑ property, known as 5205 Louisiana Avenue, Nashville, TN 37209
(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.

BILL GARRETT, Davidson County
Trans:T20160067713 DEEDWARR
Recvd: 08/05/16 10:41 2 pgs
Fees:13.00 Taxes:925.00
20160805-0081312

Witness my/our hands this 2nd day of August, 2016.

Katherine Seana Holloway

State of Tennessee
County of Davidson

Personally appeared before me Katherine Seana Holloway, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of August, 2016.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 16-MEE

