BILL GARRETT, Davidson County
Trans:T20160082944 DEEDWARR
Recvd: 09/21/16 13:45 2 pgs
Fees:13.00 Taxes:777.00
20160921-0099511

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of September, 2016.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Ste. 105, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jeremiah G. Meadows, Jr and Laura E. Trout Meadows	Jeremiah G. Meadows, Jr and Laura E. Trout Meadows	172-12-0D-583.00-CO
6901 Lenox Village Drive	6901 Lenox Village Drive	
Nashville, TN 37211	Nashville, TN 37211	

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,

Spencer C. Patton, a married man

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

Jeremiah G. Meadows, Jr and Laura E. Trout Meadows, husband and wife

(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 Unit No. I-309 of Building I (Regent Building) as set forth in the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, annexing additional property to the Town Center Homes, a Horizontal Property Regime (Phase II of Lot 2, Section 1, more commonly referred to as Building I or the Regent Building), a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080326-0030439 in the Register's Office for Davidson County, Tennessee; said unit also being part of Exhibit "B" to said Supplement to Declaration, of record as Instrument No. 20080326-0030438 and Instrument No. 20080326-0030439, in the Register's Office for Davidson County, Tennessee

The spouse of Spencer C. Patton does not now nor has ever had any marital interest in subject property and it is not required for the spouse of Spencer C. Patton to join in the execution of this instrument. This is investment property.

Being the same property conveyed to Spencer C. Patton by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20080506-0046728 Register's Office for Davidson County, Tennessee, dated May 02, 2008 and recorded on May 06, 2008

This is **improved** property known as **6901 Lenox Village Drive, Nashville, TN 37211.**

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 19th day of September, 2016.

Spencer C. Patton

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, Spencer C. Patton, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he 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 19th day of September, 2016.

Notary Public
My Commission Expires: 8.4.20

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SP 11/2015