WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
165 INDIAN LAKE BLVD, STE 106
HENDERSONVILLE, TN 37075

BILL GARRETT, Davidson County
Trans:T20160101091 DEEDWARR
Recvd: 11/16/16 09:16 2 pgs
Fees:13.00 Taxes:499.50
20161116-0120661

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Shawn F. Meehan
Affiant

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

Christine L. Lind
Notary Public

MY COMMISSION EXPIRES: 9.18.17
(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).:
Shawn F. Meehan	New Owner	142-1A-69
(NAME)	(NAME)	
204 Timberline Court		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20162525

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, **Laurie N. Childers, Stephen P. Nestor and Virginia N. Ledford**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Shawn F. 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. :

Land in Davidson County, Tennessee, being Unit K-3, together with Carport designated No. K-3-C, in River Plantation, Section One, a Condominium, a Horizontal Property Regime, located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section One, Condominium Apartments, recorded in Book 4460, page 59, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4562, page 474, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section One, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4562, page 474, of the Register's Office of Davidson County, Tennessee, are incorporated in the deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to William E. Nestor and wife, Meredith L. Nestor by deed from Haury and Smith Contractors, Inc., a Tennessee corporation, dated July 10, 1972, of record in Book 4620, page 7, Register's Office for Davidson County, Tennessee. The said William E. Nestor having since died on June 1, 1985, leaving Meredith L. Nestor as surviving tenant by the entirety. The said Meredith L. Nestor having since died on June 20, 2015 and by her Will of record in Docket No. 15P-1101, Davidson County Probate Court Clerk's Office, the subject property was devised to her children, Stephen P. Nestor, Laurie N. Childers and Virginia N. Ledford.

Laurie N. Childers, Executrix of the Estate of Meredith L. Nestor joins in this conveyance for the limited purpose of conveying any interest that she may have in said land.

Unimproved ☐

This is improved ☒ property, known as 8207 Sawyer Brown Road, #K-3, Nashville, TN 37221
(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.

Witness our hands this 15th day of November, 2016

Laurie N. Childers

Laurie N. Childers, Executrix

Stephen P. Nestor

Virginia N. Ledford

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Laurie N. Childers, Laurie N. Childers, Executrix, Stephen P. Nestor and Virginia N. Ledford, 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 November, 2016.

Notary Public

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

My Commission Expires: 9.18.17