WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170001937 DEEDWARR
Recvd: 01/09/17 11:03 2 pgs
Fees:13.00 Taxes:629.00
20170109-0002208

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/6/19

(AFFIX SEAL)

File No.: ALW-16-201-PURCH

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R & W DEVCO, GP	New Owner	07107005500
(NAME)	(NAME)	
2812 12th Ave S.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **ROBERT WAYNE MEADOWS AND JOYCE MEADOWS**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **R & W DEVCO, GP**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Tract 1:
Being Lot No. 92 on the Map of J. B. Haynie's Oriental Subdivision of Lots, of record in Book 161, Pages 26 and 27, Register's Office for said County.

Being the same property conveyed to Eldon Meadows and wife, Ruby E. Meadows, by deed from Edwin R. Davis and wife, Bobbie Lee Davis, of record in Book 1713, Page 271, Register's Office for Davidson County, Tennessee. Eldon Meadows died November 21, 1953 and Ruby E. Meadows acquired title to the above described property as the surviving tenant by the entirety. Ruby E. Meadows died intestate on February 14, 1998, survived by her two sons and only heirs at law, Claude Mack Meadows, the Grantor herein, and Robert Wayne Meadows, the Grantee herein.

Being the same property conveyed to Robert Wayne Meadows, a one-half (1/2) undivided interest by Warranty Deed from Claude Mack Meadows, recorded on the 17th day of March, 2009 in Instrument No. 20090317-0023718, in the Register's Office of Davidson County, Tennessee.

Less and Except
Being the West 16 feet of Lot No. 92 on the Map of J.B. Haynie's Oriental Plan of Lots, of record in Book 161, Pages 26 and 27, Register's Office for said County. Said part of said lot fronts 16 feet on the Northerly side of Duke Street and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Seth E. Walker and wife, Ann S. Walker by Warranty Deed from Eldon Meadows and wife, Ruby E. Meadows, recorded on the 12th day of January, 1950 in Deed Book 1784, Page 597, in the Register's Office of Davidson County, Tennessee.

Tract 2:
Being the Westerly 5' of Lot No. 91 on the Map of J. B. Haynie's Oriental Subdivision, as of record in Book 161, Pages 26 and 27, Register's Office for said County.

Said Part of Lot No. 91 fronts 5' on the North side of Duke Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed by Warranty Deed from Gillum Howell and wife, Sandelee Howell to Eldon Meadows and wife, Ruby E. Meadows, as recorded in Deed Book 2104, Page 533 and Warranty Deed from Kenneth E. Payne to Eldon Meadows, and wife, Ruby E. Meadows, as recorded on the 8th day of May, 1958 in Deed Book 2748, Page 116, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 201 Duke Street, Nashville, TN 37207

(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this 30th day of December, 2016.

Robert Wayne Meadows

Robert Wayne Meadows

Joyce Meadows

Joyce Meadows

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Wayne Meadows and wife, Joyce Meadows, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of December, 2016.

Notary Public
My Commission Expires: 5/5/20

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171