WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/13/17 10:03 3 pgs
Fees:18.00 Taxes:555.00
20170413-0036099

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2017

Notary Public:

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

MY COMMISSION EXPIRES: 6/28/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Richard Allen Young	Same	Parcel ID:
1229 Currey Road		09609020400
Hermitage, TN 37076		

FOR AND IN 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, we

Charles W. Meador, Trustee UDT Charles W. Meador Family Trust, Dated January 20, 2014

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Richard Allen Young , single

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 Lot No. 90, on the Plan of Twin Lawn Subdivision, of record in Plat Book 2331, Page 9, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Trustee, Charles W. Meador UDT, Charles W. Meador Familyl Trust, Dated January 20, 2014, by Quitclaim Deed from Charles W. Meador, of record in Instrument 20150831-0087955, said Register's Office, dated August 31, 2015. See also deed of record in Instrument 20150622-0059567, said Register's Office, dated June 18, 2015.

Charles W. Meador and Charles Meador being one and the same person.

This conveyance is subject to Restrictive Covenants of record in Book 2338, Page 511, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 9, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2821 Lakeland Drive, Nashville, TN 37214

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.

Witness my hand this 12th day of April, 2017.

The Charles W. Meador Family Trust dated
January 20, 2014

BY: Charles W. Meador-Trustee
Charles W. Meador, Trustee

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 Charles W. Meador, Trustee of the Charles W. Meador Family Trust dated January 20, 2014, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Trustee of The Charles W. Meador Family Trust dated January 20, 2014, and as such Trustee, he/she are authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of April, 2017.

My Commission Expires: 7-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/13/2020

