PREPARED BY (AND RETURN TO):

PREPARED BY
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170042746 DEEDWARR
Recvd: 05/19/17 10:29 2 pgs
Fees:13.00 Taxes:1030.45
20170519-0049885

W & I Ref: (RF) Title No.: 58915
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brian P. Latimer 1244 Scarcroft Lane Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 141050A22300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$278,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Scot Alan Meiste and Jaclyn Denise Meiste, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brian P. Latimer,** unmarried hereinafter called the **Grantee**, Grantee's 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 Lot No. 223 on the Plan of Avondale Park, Phase 2, Section 1 of record in Instrument No. 20110208-0011105, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott Alan Meiste and Jaclyn Denise Meiste, husband and wife by Warranty Deed from Jeffrey P. Gorley, married, dated June 6, 2014 and recorded on June 11, 2014 of record in Instrument No. 20140611-0050875, Register's Office for Davidson County, Tennessee. Scot Alan Meiste is one in the same person as Scott Alan Meiste.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Document No. 20110208-0011105, said Register's Office, which Plan shows a 20 foot minimum building setback line and public utility and drainage easement from Scarcroft Lane with a waterline lying therein; a 15 foot public utility and landscape easement and a 20 foot minimum setback line along the rear portion from the water line and a 5 foot minimum setback line from each side line. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20081203-0117452 amended in Instrument No. 20090331-0028791 and Instrument No. 20101223-0102254, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 1244 Scarcroft Lane, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of May, 2017.

Scot Alan Meiste

Jaclyn Denise Meiste

State of Tennessee

County of Davidson

On this 12th day of May, 2017, before me the undersigned authority, personally appeared Scot Alan Meiste and Jaclyn Denise Meiste, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $278,500.00.

Affiant

Sworn and subscribed before me this 12th day of May, 2017.

Notary

My Commission Expires: 3/25/18

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY