Davidson County DEEDWARR
Recvd: 05/25/17 10:59 3 pgs
Fees:18.00 Taxes:2586.30
20170525-0052133

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,000.00

Affiant

Subscribed and sworn to before me, this 24th ~~DAY OF~~ May, 2017.

Notary Public

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

WILLIAM S CORLEY STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

BR17-0226

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maureen Sullivan Ross	NEW OWNER	
226 Marcia Ave.	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		103 01 0E 002.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MERIDIAN CONSTRUCTION COMPANY, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MAUREEN SULLIVAN ROSS , MARRIED, 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:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Marcia Homes I, a Horizontal Property Regime With Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions, of record at Instrument No. 20160202-0009920, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Herman H. Stevens, Jr. and wife, Barbara Ann Stevens by Installment Deed from Fannie J. Francis, of record in Book 4979, Page 824, Register's Office for Davidson County, Tennessee, dated December 12, 1975 and recorded on December 16, 1975.

Being a portion of the same property conveyed to Meridian Construction Company, LLC by Warranty Deed from Herman H. Stevens, Jr. and wife, Barbara Ann Stevens, of record in Instrument No. 20151019-0106052, Register's Office for Davidson County, Tennessee, dated October 15, 2015 and recorded on October 19, 2015.

Being a portion of the same property conveyed to Meridian Construction Company, LLC by Quitclaim Deed from Meridian Construction Company, LLC, of record in Instrument No. 20160111-0002483, Register's Office for Davidson County, Tennessee, dated January 11, 2016 and recorded on January 11, 2016.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instrument No. 20160202-0009920, Instrument No. 20160202-0009920, Instrument No. 20160202-0009921, in Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 226 Marcia Ave. , Nashville, Tennessee 37209
(House Number) (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 GRANTEE(S), 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 24th day of May, 2017.

Meridian Construction Company, LLC

BY: _____
By: Amy Teeters, Secretary

STATE OF Tennessee
COUNTY OF Davidson

On this the 24th day of May, 2017, before me personally appeared Amy Teeters, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Secretary of Meridian Construction Company, LLC, the within named bargainor, a limited liability company, and that she as such Secretary executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of May, 2017.

_____
Notary Public

My Commission Expires: 10.12.19

(SEAL)

LAURA C. PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

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, Cassie Lovvorn, 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: 03/03/2019

