WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170053312 DEEDWARR
Recvd: 06/21/17 15:35 2 pgs
Fees: 13.00 Taxes: 925.00

20170621-0062665

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$250,000.00.**

Affiant

Subscribed and sworn to before me this 21st day of June, 2017

Notary Public
My Commission expires 7/18/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Edward W. Meek	SAME	043-15-0-014.00
P.O. Box 290261		
Nashville, TN 37229-0261		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Thomas J. Brown**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Edward W. Meek**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Tract 1: 1009 New Providence Pass, Madison, TN 37115:
Land in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, described according to a survey by John M. Sullivan, County Surveyor, August 1946, as follows:

Beginning in the center of New Providence Pass (shown as New Larkin Springs in previous deed) at a point 148.9 feet west of the southwest corner of Alex Scruggs property; thence with center of said road N 87 deg. 45' West 200 feet; thence leaving said road N 3 deg. 30' East 354.82 feet (shown as 254.82 feet in previous deed) to the southwest corner of the property conveyed to WL Murray and wife by deed from CA Campbell and wife of record in Book 1316, page 317, Register's Office for said County; thence with Murray's southerly line eastwardly 200 feet; thence southerly 357.5 feet, more or less, to the beginning.

Being the same property conveyed to Thomas J. Brown, by deed from Patricia E. Gidcomb, on April 4, 2012, of record in Instrument Number 20120412-0031228, Register's Office for Davidson County, Tennessee.

Tract 2: 1021 New Providence Pass Road, Madison, TN 37115:
Beginning in the center of Provident Pass Road, formerly an Old Road at Alex Scruggs Southwest corner; thence with the center of the road, North 87 degrees 45 minutes West 148.87 feet to the Southeast corner of the property conveyed to Haden D. Haile, by deed from Charles Robert Taylor and wife, as of record in Book 2278, page 338, Register's Office; thence North with Haile's East line 357.5 feet more or less to the South line of the property conveyed to W. Murray and wife, by deed from C.A. Campbell and wife, as of record in Book 1316, page 317, Register's Office; thence with Murray's line, South 88 degrees East 149 feet to the Northwest corner of the Johnson property; thence with Johnson and Scruggs West line, South 3 degrees 30 minutes West 359.7 feet to the beginning.

Being the same property conveyed to Thomas J. Brown, by deed from Nationstar Mortgage, LLC d/b/a Champion Mortgage Company, on January 13, 2014, of record in Instrument Number 20140122-0005821, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject properties as a married person and that the subject properties are not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record.

Property commonly known as: **1009 New Providence Pass, Madison, TN 37115 and 1021 New Providence Pass, Madison, TN 37115**.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 21, 2017.

Thomas J. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Thomas J. Brown** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 21, 2017

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY