WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2017

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 40 Burton Hills Blvd., Suite 200
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Adam K. Tudor, an unmarried man Robert H. Tudor, a married man	NEW OWNER	102-7A-39
(NAME)	(NAME)	
6680 Charlotte Pike, #E-2		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20171429

For and 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, I/we, **Shawn F. Meehan, married and Eric D. Glasser, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Adam K. Tudor, an unmarried man and Robert H. Tudor, a married man**, 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 Unit E-2, of West Meade Condominium created under Title 66, chapter 27, Section 10, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5923, page 704, as amended in Book 6277, page 653, Book 7333, page 415, and Book 7333, page 418, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "A-1" of said Master Deed and being shown on the plat of West Meade Condominium of record in Plat Book 5200, page 430, to which plat and Master Deed reference are hereby made for a more complete description of said property.

Being a portion of the property conveyed to Shawn F. Meehan, married, by Warranty Deed from James H. Ivey and Judy C. Ivey, dated August 27, 2012, and filed of record in Instrument No. 20120829-0077968, Register's Office for Davidson County, Tennessee. The said Shawn F. Meehan conveyed a one-half interest in said property to Eric D. Glasser by Quitclaim Deed, dated February 18, 2013 and filed of record in Instrument No. 20170628-0065248, said Register's Office.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of West Meade Condominium, and filed of record in Book 5923, page 704, amended in Book 6277, page 653, Book 7333, page 415, Book 7333, page 418, and Instrument 20120724-0065040, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

This is not the principal place of residence of Shawn F. Meehan or his spouse.

Unimproved ☒

This is improved ☐ property, known as 6680 Charlotte Pike, #E-2, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20170055477 DEEDWARR
Recvd: 06/28/17 15:42 2 pgs
Fees:13.00 Taxes:473.60
20170628-0065251

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 26th day of June, 2017

Shawn F. Meehan by
Shawn F. Meehan
By: Kimberly Ann Hunter, Attorney in Fact
Kimberly Ann Hunter, Attorney in Fact

Eric D. Glasser by
Eric D. Glasser
By: Kimberly Ann Hunter, Attorney in Fact
Kimberly Ann Hunter, Attorney in Fact

State of Tennessee)
County of Davidson)

Before me personally appeared Kimberly Ann Hunter, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Shawn F. Meehan and Eric D. Glasser, and who acknowledged that she executed the same as the free act and deed of Shawn F. Meehan and Eric D. Glasser.

Witness my hand, at office, this 26th of June, 2017.

Notary Public

My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-30-2017