BILL GARRETT, Davidson County
Trans:T20170070183 DEEDWARR
Recvd: 08/14/17 10:41 2 pgs
Fees:13.00 Taxes:1091.50
20170814-0083036

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20170213 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$295,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 11th day of August, 2017. Notary Public My Commission Expires: 5/6/19

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 11th day of August, 2017, among:

GLENDA BINGHAM ROOT AND HUSBAND, THOMAS L. ROOT, AS TENANTS BY THE ENTIRETY WITH RIGHT OF SURVIVORSIP

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

BENJAMIN R MEEK AND KATIE L MEEK, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 270 on the Plan of Whispering Hills, Section II-B of record in Plat Book 2331, Page 155, 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 the same property conveyed to James J. Tace, Sr., and wife Betty J. Tace by Warranty deed from Francis W. Smith and wife Sandra J. Smith of record in Book 5736, page 951, Register's Office for Davidson County, Tennessee, dated April 21, 1981 and recorded on April 24, 1981. (Value or consideration shown in aforementioned deed $48,500.00.).

Being the same property conveyed to Larry H. Snedeker, Trustee by Quitclaim Deed from James J. Tate, Sr., and wife, Betty J. Tate of record in Book 6415, page 616, Register's Office for Davidson County, Tennessee, dated October 26, 1984 and recorded on October 31, 1984 and within the same deed the said Larry H. Snedeker, Trustee conveyed his interest in the subject property to James J. Tate, Sr. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Glenda Bingham by Quitclaim deed from James J. Tate, Sr. of record in Book 11393, page 367, Register's Office for Davidson County, Tennessee, dated February 11, 1999 and recorded on March 22, 1999. (Value or consideration shown in aforementioned deed $0.00.).

Being the same property conveyed to Richard Hedgepath, Jr., Trustee by Quitclaim Deed from Glenda Bingham Root and husband, Thomas L. Root, as tenants by the entirety with right of survivorship of record in Instrument No. 20080115-0004441, Register's Office for Davidson County, Tennessee, dated July 26, 2007 and recorded

on January 15, 2008 and within the same deed the said Richard Hedgepath, Jr., Trustee conveyed his interest in the subject property to Glenda Bingham Root and husband, Thomas L. Root, as tenants by the entirety with right of survivorship. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 568 Valleywood Drive Nashville, Tennessee 37211.

Being the same property conveyed to Benjamin Meek and Katie Meek by Deed dated August 11, 2017 and filed for record in _____, in the Register's Office for Davidson, Tennessee.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Glenda Bingham Root

Glenda Bingham Root

Thomas L Root

Thomas L. Root

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Glenda Bingham Root and Thomas L. Root, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of August, 2017.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 5/6/19

Owner Name & Property Address:

Name: Benjamin Meek and Katie Meek
Address: 568 Valleywood Drive
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Benjamin Meek and Katie Meek
Address: 568 Valleywood Drive
City, State, Zip: Nashville, TN 37211

Tax ID: 147-14-0-062.00