THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
LER 43535

Davidson County DEEDWARR
Recvd: 08/18/17 11:24 3 pgs
Fees:18.00 Taxes:650.83
20170818-0085065

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY FIVE THOUSAND NINE HUNDRED AND 00/100 ($175,900.00) DOLLARS, cash in hand paid by WILLIAM CARPER, a single man, receipt of which is hereby acknowledged, I, LORI S. MEADOWS (being the same person known as LORIE S. MEADOWS), a , have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM CARPER, a single man, his heirs and assigns, a certain tract or parcel of land as follows:

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 117, on the Plan of Section 2, Urbandale, as shown on plat of record in Plat Book 1835, Page 82, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 117 fronts 56.83 feet on the easterly side of Hite Street, and extends back 126.3 feet on the northerly line and 128 feet on the southerly line, to a dead line, measuring 45 feet thereon.

TRACT II:

Land in Davidson County, Tennessee, previously acquired according to Metropolitan Bill No. 68-593 and being part of parcels 82-82-56, and 411 of Map 91-10 to wit: Extending the Southeasterly line of Lot 117, Section 2 of Urbandale Subdivision from the dead line in the rear and presently owned by Grantees in a straight line across Richland Creek to intersect with the property belonging to J. D. Kirby, et ux, and extending the Northwesterly line of Grantee property line from the dead line straight back to intersect with the property line of land belonging to J. D. Kirby, et ux.

Being the same property conveyed to Donald Meadows and wife, Lorie S. Meadows by deed from Carolyn H. Scott Henry and husband, James C. Henry, dated April 26, 1997, and of record in Book 10430, Page 375, in the Register's Office of Davidson County, Tennessee. Also being the same property title to which vested in Lori S. Meadows, upon the death of her husband, Donald Meadows, by reason of their tenancy by the entirety.

This conveyance is subject to the right-of-way of Hite Street.

This conveyance is subject to all matters shown on a plat of record in Plat Book 1835, Page 82, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, as set forth in Instrument No. 20090310-0021607, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said WILLIAM CARPER, a single man, his heirs and assigns, forever. And I do covenant with the said WILLIAM CARPER, a single man, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2017 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said WILLIAM CARPER, a single man, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 16th day of August, 2017.

Lori S. Meadows
LORI S. MEADOWS

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, LORI S. MEADOWS (being the same person known as LORIE S. MEADOWS), with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 16th day of August, 2017.

Rebecca D. Pierce
NOTARY PUBLIC

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $175,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 16th day of August, 2017.

NOTARY PUBLIC

My Commission Expires: 9-22-2020

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 9-22-2020

Parcel No. 091 10 0 110.00

****

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. WILLIAM CARPER
720 Hite St
Nashville, TN 37209

True Copy Certification

I, Penny Y. Ray, 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 herewith 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, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019