WARRANTY DEED

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-20-20
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170074287 DEEDWARR
Recvd: 08/25/17 11:05 2 pgs
Fees:13.00 Taxes:1143.30
20170825-0087533

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cody M. Forrest	Reliant Bank	
(NAME)	(NAME)	
1249 McGavock Pike	105 Continental Pl. Ste 300	**072-07-0-176.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHNA SUZANNE MEADOWS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CODY M. FORREST,** a single man, hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 56 on the Plan of Kenmore Place of record in Plat Book 332, Page (s) 32 and 33, 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 Johna Suzanne Meadows, unmarried by Warranty Deed from Kelli Cooper Malina, married of record in Instrument No. 20090519-0046039 Register's Office for Davidson County, Tennessee, dated May 05, 2009 and recorded on May 19, 2009.

Grantor's spouse does not join in the execution of this Deed due to the property never having been their primary marital residence.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 332, Pages 32-33;
- Easement of record in Book 4231, Page 704;
- Agreement For Dedication of Easement for Sanitary Sewers amd/or Storm Drainage of record in Book 7295, Page 952, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1249 McGavock Pike, Nashville, Tennessee 37216**.

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 the 22nd DAY OF AUGUST, 2017.

Johna Suzanne Meadows

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHNA SUZANNE MEADOWS, the within named bargainor, 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 the 22nd of August, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212