THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P17-23673

BILL GARRETT, Davidson County
Trans:T20170076836 DEEDWARR
Recvd: 09/01/17 11:04 2 pgs
Fees:13.00 Taxes:701.89

20170901-0090092

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~189,700.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-10-20

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kirk Meyer and Janeth Meyer	NEW OWNER	
1608 Lincoya Bay Drive		109050D06600CO
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Jeanne M. MacFarlane, an unmarried woman**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kirk Meyer and wife, Janeth Meyer,**

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 No. 1608 on the Plan of The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration for Covenants, Conditions and Restrictions for The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, of record in Instrument 20040628-0076712 and Supplementary Declarations in Instrument 20041028-0129585, and Instrument 20050923-0114373, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's office, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Declaration of Covenants. Reference is hereby made to the Plan of The Cottages at Williams Bend Townhouses of placement of units, as shown on Exhibit "C" to the Declaration of Covenants of record In Instrument 20050923-0114373, for a more complete description of said Units.

Being the same property conveyed to Jeanne M. Macfarlane by Warranty deed from 70 South Associates, LLC, a Tennessee limited liability company of record in Instrument No. 20051227-0153504 Register's Office for Davidson County, Tennessee, dated December 21, 2005 and recorded on December 27, 2005.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1608 Lincoya Bay Drive, Nashville, TN 37214.**

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this the 31st day of August, 2017.

Jeanne M. MacFarlane by Eric Johnson, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Eric Johnson,** to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **Jeanne M. MacFarlane,** and who acknowledged that he executed the same as the free act and deed of **Jeanne M. MacFarlane.**

Witness my hand and official seal this the 31st day of August, 2017.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN.