WARRANTY DEED

Bill Garrett Davidson County
Batch# 399 DEEDWARR
09/12/2017 01:29:12 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20170912-0093345

O-KR-16-6724-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Consideration previously paid in Instrument Number 201611140119987.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF September, 2017.

Notary Public

MY COMMISSION EXPIRES: August 20, 2019
(AFFIX SEAL)

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 8-20-2019

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)
Daniel Heim and Sharon Heim	New Owner	10100011600
(NAME)	(NAME)	
6724 River Road Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **SHARON KAY STORY, TRUSTEE OF THE MEADOWS COMMUNITY PROPERTY TRUST DATED AUGUST 5, 2014,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL HEIM AND SHARON HEIM, HUSBAND AND WIFE,** 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:

Lying and being in the 8th Civil District of Davidson County, State of Tennessee, and being more particularly described as follows:

Beginning at a point in the southeasterly right of way line of Gower Road, said point being located South 59 degrees 40 minutes 43 seconds East 10.61 feet from an existing iron pipe at the southwesterly corner of property conveyed to Monsoor Shamsaie and wife, Rose Shamsaie by Quitclaim Deed of record in Book 9199, page 266, in the Register's Office of Davidson County, Tennessee, and being the northwesterly corner of the herein described tract; thence leaving said right of way line with the southeasterly line of Monsoor Shamsaie South 59 degrees 40 minutes 43 seconds East 82.10 feet to an existing iron pipe; thence leaving said line with the northwesterly line of property conveyed to James S. Abbott by Quitclaim Deed of record in Book 10811, page 282, in the Register's Office for Davidson County, Tennessee; South 37 degrees 00 minutes 00 seconds West 294.50 feet to an existing iron pipe; thence leaving said line with the northeasterly line of property conveyed to Gary L. Hess by Quitclaim Deed of record in Book 6541, page 643, in the Register's Office of Davidson County, Tennessee; North 55 degrees 08 minutes 02 seconds West 203.41 feet to an iron rod located in the southeasterly right of way line of Gower Road; thence leaving said line with the southeasterly right of way line of Gower Road and a curve to the right of 115.01 feet, said curve having a central angle of 5 degrees 40 minutes 24 seconds a radius of 1161.50 feet, and a chord of North 59 degrees 28 minutes 04 seconds East 114.96 feet to a point; thence continuing North 62 degrees 18 minutes 16 seconds East 86.00 feet to a point; thence with a curve to the left 116.33 feet, said curve having a central angle (non-tangential) of 14 degrees 01 minute 56 seconds, a radius of 475.00 feet, and a chord of North 57 degrees 42 minutes 33 seconds East 116.04 feet to an iron pipe and the point of beginning, containing 40,750 square feet or 0.935 acre, the same more or less.

Being a part of the same property conveyed to James Donald Meadows and Mary Helen Meadows, Co-Trustees of The Meadows Community Property Trust dated August 5, 2014 by Quitclaim deed from James D. Meadows and wife, Mary Helen Meadows of record in Instrument No. 20150724-0072798 Register's Office for Davidson County, Tennessee, dated July 23, 2015 and recorded on July 24, 2015. The said James Donald Meadows having since died on February 11, 2016, leaving Mary Helen Meadows as sole trustee of said trust. The said Mary Helen Meadows having since resigned as Trustee of The Meadows Community Property Trust dated August 5, 2014 on September 14, 2016, appointing Sharon Kay Story as Successor Trustee.

This conveyance is subject to:

- Taxes for the year 2017 and thereafter, not yet due and payable;
- Acreage content of the subject property is not hereby insured. (Reference to acreage is left in the description merely for convenience in identifying the tract);
- Any and all existing easements and restrictions as shown of record not stated herein

This is **un-improved** property known as: **0 Gower Road, Nashville, Tennessee 37209**.

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 12th DAY OF September, 2017.

Sharon Kay Story, Trustee of The Meadows Community Property Trust dated August 5, 2014

BY: _____
Sharon Kay Story
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHARON KAY STORY, TRUSTEE OF THE MEADOWS COMMUNITY PROPERTY TRUST DATED AUGUST 5, 2014, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 12th of September, 2017.

_____
Notary Public
My Commission Expires: August 20, 2019
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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