NEW OWNER:

Shawn Meehan
204 Timberline Court
Franklin, TN 37069

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 17-0167 KP

091-02-0-231.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 2962 DEEDWARR
09/21/2017 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $928.70
20170921-0096868

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Fifty-One Thousand and 00/100 Dollars ($251,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JENNIFER ANN SMITHSON**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **SHAWN MEEHAN, MARRIED** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7, Block 9 on the Plan of Cherokee Park Subdivision of record in Plat Book 161, Page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 7 of Block 9 fronts 50 feet on the North side of Louisiana Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Jennifer Ann Smithson by Executrix Quitclaim deed from Sherrill Latimer, Executrix of the Estate of Sue Ann Tidwell, deceased of record in Instrument No. 20170710-0069223 Register's Office for Davidson County, Tennessee, dated July 05, 2017 and recorded on July 10, 2017.

Being also known as 6006 Louisiana Avenue Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 15th day of **September, 2017.**

JENNIFER ANN SMITHSON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JENNIFER ANN SMITHSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of **September, 2017.**

LISA P. CHANEY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

My commission expires: 07-11-2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***251,000.00

Affiant

Sworn to and subscribed fore me this 15th day of September, 2017.

Notary Public

My commission expires: 1-8-19

J CARLTON IKARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carla Ikard
Notary

My Commission Expires 1-8-19

Notary's Seal

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY