RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

Bill Garrett Davidson County
Batch# 5690 DEEDWARR
09/28/2017 01:29:18 PM 3 pgs
Fees: $18.00 Taxes: $2,460.50

20170928-0099460

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $665,000.00.

Ray Meeks
Affiant

Subscribed and sworn to me on September 27, 2017.

NOTARY PUBLIC

My Commission Expires: 5/6/19

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 05/06/2019

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian, Esq.
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30884.PFD

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ray Meeks and Cassandra Y. Meeks 4105 Dorman Drive Nashville, TN 37215	SAME ADDRESS AS NE OWNER	131010C00300CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mark J. Vane and Brooke P. Vane, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Ray Meeks and Cassandra Y. Meeks, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 4105 on the Revised Plan of Park Place as of record in Book 4860, Page 115, revised in Book 4860, Page 124, Book 5050, Page 98, amended in Book 5056, Page 872, Book 5088, Page 360, Book 5151, Page 206, Book 5223, Page 789, Book 5293, Page 838, Book 5302, Page 667, Book 5316, Page 227, Book 5482, Page 252, Book 5614, Page 859, Book 5722, Page 772 and Book 5798, Page 732, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mark J. Vane and Brooke P. Vane, husband and wife by Warranty Deed from Raymond L. Langton, unmarried, recorded on the 18th day of May, 2012 in Instrument No. 20120518-0043058, in the Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson County Taxes which have been prorated by the parties and assumed by the Grantee.

2. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4832, Page 411; Book 5041, Page 433; Book 7565, Page 192; Book 9729, Page 54 and Book 10491, Page 211, all of record in the Register's Office for Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAN OF PARK PLACE, as recorded in Plat Book 4860, Page(s) 115; Book 4860, Page 124; Book 5050, Page 98; Book 5056, Page 872; Book 5088, Page 360; Book 5151, Page 206; Book 5223, Page 789; Book 5293, Page 838; Book 5302, Page 667; Book 5316, Page 227; Book 5482, Page 252; Book 5614, Page 859; Book 5722, Page 772 and Book 5798, Page 532, all of record in the Register's Office for Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
4. An Easement for Water Main of record in Book 1108, Page 487, Register's Office for Davidson County, Tennessee.
5. Charter of Park Place Homeowners Association Inc. recorded in Book 5052, Page 546, Register's Office for Davidson County, Tennessee.
6. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 4105 Dorman Dr., Nashville, TN 37215.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 our hand(s) this 27th day of September, 2017.

Mark J. Vane

Brooke P. Vane by Mark J. Vane Her Attorney-In-Fact

Brooke P. Vane by Mark J. Vane,
Her Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 27, 2017, before me personally appeared Mark J. Vane and Brooke P. Vane to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on September 27, 2017.

NOTARY PUBLIC

My Commission Expires: _____



STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark J. Vane, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Brooke P. Vane, as her Attorney in Fact, as the free act and deed of the within named Brooke P. Vane.

Witness my hand and official seal on September 27, 2017.

NOTARY PUBLIC

My Commission Expires: _____

