Bill Garrett Davidson County
Batch# 22189 DEEDWARR
11/06/2017 08:26:50 AM 2 pgs
Fees: $13.00 Taxes: $388.50

20171106-0113357

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st day of November, 2017.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 5/30/2018
(AFFIX SEAL)

ZACHARY K. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Pritchett P.O. Box 213 Old Hickory, TN 37138	New Owner	064.13-0-059.00

For and in 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, we,

Charles W. Meador, Trustee, UDT Charles W. Meador Family Trust dated 1-20-2014

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

John Pritchett, unmarried

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 Lot 4, Block 2, as shown on the map entitled the Plan of Berryville, W.A. Bryan's Subdivision of Berry Tract, of record in Book 421, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles W. Meador by deed from Jerry Hughes, Jr. and Jerry Hughes, Sr. dated January 20, 2014 of record in Instrument No. 20141017-0096155, Register's Office for Davidson County, Tennessee. Property now vests in Charles W. Meador, Trustee, UDT Charles W. Meador Family Trust dated 1-20-2014 conveyed by Quitclaim Deed from Charles W. Meador, dated January 20, 2015 of record in Instrument No. 20150126-0007140, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee.
3) Property is subject to easement for sanitary sewer and/or storm drainage of record in Book 10817, Page 712, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **4352 Old Hickory Blvd., Old Hickory, TN 37138**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 our hand(s) this 1 day of November, 2017.

Charles W. Meador, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Charles W. Meador, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged the he is the Trustee of the UDT Charles W. Meador Family Trust dated January 20, 2014 and is authorized by The Charles W. Meador Family Trust, to execute this instrument on behalf of the Trust.

Witness my hand, at office, this 1st day of November, 2017.

NOTARY PUBLIC

My Commission Expires: 5/30/2018

ZACHARY K. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076