# WARRANTY DEED

Bill Garrett Davidson County
Batch# 24698 DEEDWARR
11/13/2017 08:34:12 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20171113-0115842

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Kathy Snider
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF November 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires August 30, 2021

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joy McMeen Campbell | SAME | |
| (NAME) 9385 White Rose Court | (NAME) | Map 132-1 |
| (ADDRESS) Loveland, Ohio 45140 | (ADDRESS) | Parcel 85 |
| (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, WE, **JOHN HARDISON MCMEEN AND DAVID SIDWELL MCMEEN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOY MCMEEN CAMPBELL, MARRIED,** 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 No. 37 on the Map of Rolling Meadows of record in Plat Book 1424, pages 98 - 99, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.**

**Being the same property conveyed to Thomas J. McMeen and wife, Ada S. McMeen by deed from Herschel Greer, Trustee, of record in Book 1755, page 279, Register's Office for Davidson County, Tennessee. Thomas J. McMeen died, vesting title solely in Ada S. McMeen. Ada S. McMeen died March 1, 2017. Joy McMeen Campbell and John Hardison McMeen and David Sidwell McMeen are the devisees under the Will of Ada Sidwell McMeen probated on March 8, 2017 as Docket No. 17P397, in the Seventh Circuit Court of Davidson County, Probate Division. John Hardison McMeen and David Sidwell McMeen, as devisees hereunder, are selling their undivided interests in this property for the purpose of vesting fee simple title in Joy McMeen Campbell.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 930 Evans Road, Nashville, Tennessee 37204
(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 my hand this 10 day of November, 2017

JOHN HARDISON MCMEEN

DAVID SIDWELL MCMEEN

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 John Hardison McMeen, and David Sidwell McMeen, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10 day of November, 2017.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

Notary Public