WARRANTY DEED

Bill Garrett Davidson County
Batch# 24828 **DEEDWARR**
11/13/2017 09:51:46 AM 3 pgs
Fees: $18.00 Taxes: $185.00

20171113-0116012

J-BT-17-2213-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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)
Brandon Thornberry	**NEW OWNER**	
(NAME)	(NAME)	**071-03-0-141.00**
718 McFerrin Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **RONALD MEADOWS AND CARLESS MEADOWS AND DONNIE PRUETT AND TERRY PRUETT AND ROBERT PRUETT AND LISA HANVY AND DONNA LOKEY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRANDON THORNBERRY,** 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:

Lot 155, 156, J.B. Haynie's Oriental Subdivision, as shown on plat of record in Plat Book 161, Page 26, 27, in the Register's Office, DAVIDSON?County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said parts of said lots front together 200 feet on the southerly side of King Street and run back between parallel lines 70 feet to a dead line.

Being the same property conveyed to Carless C. Meadows and wife, Margaret Witt Meadows, by Warranty Deed from Haywood Realty Company, a Tennessee Corporation, of record in Book 4780, Page 544, in the Register's Office of Davidson County, Tennessee, dated January 1, 1974 and recorded January 14, 1974. The said Carless C. Meadows having predeceased his wife Margaret Witt Meadows on July 26, 1989. The said Margaret Witt Meadows having since died intestate on December 8, 2005, leaving Ronald Meadows (son), Carless Meadows (son) and Mary Katherine Meadows (daughter) as her heirs as noted in Affidavit of Heirship of record in Instrument No. 20170726-0075887, RODC, TN. The said Mary Katherine Meadows having since died intestate on March 19, 2010, leaving Donnie Pruett (husband), Terry Pruett (son), Robert Pruett (son), Lisa Hanvy (daughter) and Donna Lokey (daughter) as her Heirs as noted in Affidavit of Heirships as of record in Instrument No. 20171113-0116006 & 20171113-0116007, RODC, TN.

**SAID PROPERTY IS NOT THE PRIMARY RESIDENCE OF THE GRANTORS.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2018 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of J.B. Haynie's Oriental Subdivision, as recorded in Plat Book 161, Page(s) 26, 27, 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).
- Easement for access, recorded in Book 5839, Page 371, in the Register?s Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2213 Sultana Ave., Nashville, Tennessee 37207**.

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 8th DAY OF NOVEMBER, 2017.

Ronald Meadows

Carless Meadows

Donnie Pruett by John Gleaves, Attorney-In-Fact

Terry Pruett by John Gleaves, Attorney-In-Fact

Robert Pruett by John Gleaves, Attorney-In-Fact

Lisa Hanvy

Donna Lokey by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,RONALD MEADOWS, CARLESS MEADOWS AND LISA HANVY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of November, 2017.

Notary Public

My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DONNIE PRUETT, and who acknowledged he/she/they executed the same as the free act and deed of the said DONNIE PRUETT.

Witness my hand and official seal, this the 8th of November, 2017.

Notary Public

My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TERRY PRUETT, and who acknowledged he/she/they executed the same as the free act and deed of the said TERRY PRUETT.

Witness my hand and official seal, this the 8th of November, 2017.

Notary Public

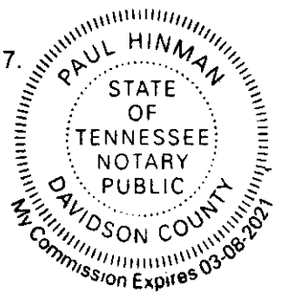
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROBERT PRUETT, and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT PRUETT.

Witness my hand and official seal, this the 8th of November, 2017.



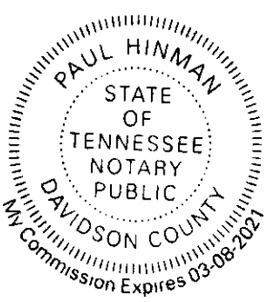
_____
Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DONNA LOKEY, and who acknowledged he/she/they executed the same as the free act and deed of the said DONNA LOKEY.

Witness my hand and official seal, this the 8th of November, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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