Bill Garrett Davidson County
Batch# 39406 DEEDWARR
12/19/2017 11:00:30 AM 2 pgs
Fees: $13.00 Taxes: $995.30
20171219-0129130

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC.
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Gaylon F. Richardson and wife, Sonya M. Richardson 311 Isaac Drive Goodlettsville, Tennessee 37072	Same	018-03-0-006.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledges, **Marty Dean Meadows and Jeffrey Lynn Meadows**, have this day bargained and sold, and do hereby transfer and convey unto the said **Gaylon F. Richardson and wife, Sonya M. Richardson,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 14, as shown on the map entitled Connell Estates, Section I, of record in Plat Book 2900, Page 15, 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 J.L. MEADOWS ET UX DOROTHY JUNE MEADOWS, by deed from G.W. HIRE ET UX LULU MAE HIRE, of record in Book 3671, Page 138, dated December 9, 1963, said Register's Office. J.L. MEADOWS having since died, leaving DOROTHY JUNE MEADOWS, as surviving tenant by the entirety. DOROTHY JUNE MEADOWS having since died testate on or about June 7. 2017. Pursuant to the Last Will and Testament of Dorothy June Adcock Meadows, subject property was devised to MARTY DEAN MEADOWS AND JEFFREY LYNN MEADOWS.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$269,000.00**.
Subscribed and sworn to before me this 18th day of December, 2017.
My Commission Expires: 1.7.20

Sonya M. Richardson
Affiant

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

This is improved property located at **311 Isaac Drive, Goodlettsville, Davidson County, Tennessee 37072**.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 15 day of December, 2017.

MARTY DEAN MEADOWS

JEFFREY LYNN MEADOWS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **Marty Dean Meadows and Jeffrey Lynn Meadows,** the within named 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 Goodlettsville, Tennessee, this the 15 day of December, 2017.

NOTARY PUBLIC
My Commission Expires: 12/23/2020

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY