Bill Garrett Davidson County
Batch# 47314 DEEDWARR
01/16/2018 08:26:50 AM 2 pgs
Fees: $13.00 Taxes: $592.00

20180116-0004029

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

Subscribed and sworn to before me, this 10TH DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/23/21

(AFFIX SEAL)

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ugly Dog LLC	Ugly Dog LLC (NAME)	
444 Moss Trail (ADDRESS)	6935 Flat Creek Rd. (ADDRESS)	026-09-0-044-00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	College Grove, TN 37046 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Edith Gwen Meador, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ugly Dog LLC, hereinafter called the Grantees, their heirs and assigns, that 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. 36 ON THE PLAN OF GOODLETTSVILLE HEIGHTS SUBDIVISION, SECTION NUMBER TWO OF RECORD IN PLAT BOOK 1424, PAGE (S) 120 AND 121, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO LLOYD B. MEADOR AND WIFE, EDITH G. MEADOR BY DEED OF RECORD IN BOOK 1786, PAGE 376, DATED DECEMBER 30, 1949, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID LLOYD B. MEADOR AND EDITH G. MEADOR HAVING SINCE DIVORCED AND BY FINAL DECREE OF DIVORCE OF RECORD IN BOOK 4530, PAGE 55, SAID PROPERTY WAS AWARDED TO EDITH GWEN MEADOR.

DONALD LLOYD MEADOR EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF EDITH GWEN MEADOR, PURSUANT TO DURABLE POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20180116-0004028, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENN

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 444 Moss Trail, Goodlettsville, TN 37072
(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/our hand(s) this 10th day of January, 2018.

WARRANTY DEED
(Continued)

Edith Gwen Meador by Donald Lloyd Meador, attorney in fact

Edith Gwen Meador by Donald Lloyd Meador,
Attorney-in-Fact

State of Tennessee
County of Davidson

On this 10th day of January, 2018, before me, a Notary Public, in and for said County and State, personally appeared Donald Lloyd Meador, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Edith Gwen Meador, acknowledged that such person executed the same as the free act and deed of the said Edith Gwen Meador.

Witness my hand and seal, this 10th day of January, 2018.

Notary Public

ANITA L. LEACH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 9/25/19

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072