WARRANTY DEED

Bill Garrett Davidson County
Batch# 48371 DEEDWARR
01/17/2018 02:04:06 PM 2 pgs
Fees: $13.00 Taxes: $619.75

20180117-0004874

KIMIE PERRY NOTARY PUBLIC TENNESSEE My Comm Exp FEBRUARY 2, 2020 COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of January, 2018.

Notary Public

MY COMMISSION EXPIRES: 2-22-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marion Jean Heydenrych	Marion Jean Heydenrych	096090A7300CO
(NAME)	(NAME)	
1247 Leanna Swamp Road	1247 Leanna Swamp Road	
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37129	Murfreesboro, TN 37129	
(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 considerations, the receipt of which is hereby acknowledged, **Jacqueline Huckaby and Kenneth Allen Meriwether, Trustees of The Meriwether Irrevocable Trust dated December 12, 2011**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Marion Jean Heydenrych and Godfried Johannes Heydenrych, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit B-731 on the Plan of Emery Place, of record in Book 6250, Page 719, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jacqueline Huckaby and Kenneth Allen Meriwether, Trustees of the Meriwether Irrevocable Trust, dated December 12, 2011 by Quitclaim Deed from John K. Meriwether and Mai Dean Meriwether, Trustees of the Meriwether Family Trust dated October 15, 2003, dated December 12, 2011 and recorded December 20, 2011 of record in Instrument No. 20111220-0099232, Register's Office for Davidson County, Tennessee. Said property being the same property previously conveyed to The Meriwether Family Trust dated October 15, 2003, John K. Meriwether and Mai Dean Meriwether, Trustors and/or Trustees by Quitclaim Deed from John K. Meriwether and Mai Dean Meriwether, dated November 4, 2003 and recorded November 4, 2003 of record in Instrument No. 20031104-0161657, Register's Office for Davidson County, Tennessee. Said property being the same property previously conveyed to John K. Meriwether and Mai Dean Meriwether, husband and wife, by Warranty Deed from Robert Simoni, unmarried, dated March 10, 1998 and recorded March 13, 1998 of record in Book 10837, Page 228, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2018 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 6250, Page 719; Covenants, conditions, easements and restrictions recorded, as Book 6715, Page 96, Amendment recorded in Book 6783, Page 205 and Second Amendment recorded in Book 6845, Page 515; Grant of Easement recorded in Instrument No. 20170921-0096816; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 6342, Page 521; Storm Water Detention Agreement recorded August 6, 1985 in Book 6623, Page 109; Charter of Emery Place Condominium Association, Inc., recorded in Book 6647, Page 466 and Book 6724, Page 627; Amendment to By-Laws for Emery Place and Emery Place Homeowners' Association, Inc., recorded in Instrument No. 20080118-0006025; By-Laws for Emery Place and Emery Place Homeowners' Association, Inc., recorded in Book 6715, Page 130; Quitclaim Deed to Emery Place Homeowner's Association recorded in Book 6887, Page 730 and Book 6947, Page 944; Maintenance Assessments recorded in Book 8048, Page 351, in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 731 Kent Road, Nashville, TN 37214
(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 GRANTEE(S), their heirs and/or 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/or 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 10th day of January, 2018.

THE MERIWETHER IRREVOCABLE TRUST DATED DECEMBER 12, 2011

By: Jacqueline Huckaby, Trustee

By: Kenneth Allen Meriwether, Trustee

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jacqueline Huckaby with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the Trustee of the within named bargainor, an Tennessee Irrevocable Trust, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Tennessee Irrevocable Trust, by the said Jacqueline Huckaby, as such Trustee.

Witness my hand and official seal at office at Mt. Juliet, Tennessee, this 10th day of January, 2018.

Notary Public
My Commission Expires: 2-22-2020

JAMIE PERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. FEBRUARY 22, 2020
COUNTY OF WILSON

State of Texas
County of Dallas

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kenneth Allen Meriwether with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Trustee of the within named bargainor, an Tennessee Irrevocable Trust, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Tennessee Irrevocable Trust, by the said Kenneth Allen Meriwether, as such Trustee.

Witness my hand and official seal at office, this 5th day of January, 2018.

Notary Public
My Commission Expires: November 7, 2021

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

NOTARY PUBLIC STATE OF TEXAS
HAAJJAH DIOP
Notary ID #131343704
My Commission Expires
November 7, 2021