Bill Garrett Davidson County
Batch# 50160 DEEDWARR
01/23/2018 08:08:20 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20180123-0006597

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0007

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of January, 2018

Notary Public
Commission Expires: 1/13/20

Address of New Owner	Send Tax Bills To:	Map & Parcel
John McMeen 104 Brattlesboro Drive Nashville, TN 37204	new owner	132-09-0A-010.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Rachael Anne McMeen, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John McMeen

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 Unit No, 104, on the plan of Brattlesboro Condominium of record in Plat Book 5800, Page(s) 225 and 226, as amended in Book 6122, Page 200, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof, together with the appurtenant interest in the common elements of Brattlesboro Condominiums, a horizontal property regime established by Master Deed of record in Book 6092, page 184, said Register's Office.

Being the same property conveyed to Rachael Anne McMeen, unmarried by Warranty deed from Angela C. Loflin, unmarried of record in Instrument No. 20101019-0083536 Register's Office for Davidson County, Tennessee, dated October 15, 2010 and recorded on October 19, 2010.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 104 Brattlesboro Drive, Nashville, TN 37204.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 17th day of January, 2018.

Rachael Anne McMeen

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Rachael Anne McMeen, unmarried

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~he/she~~they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of January, 2018.

Notary Public

My Commission Expires: 1/13/20

(Notary Seal)

