# WARRANTY DEED

Bill Garrett Davidson County
Batch# 51301 DEEDWARR
01/25/2018 09:48:21 AM 2 pgs
Fees: $13.00 Taxes: $370.00

20180125-0007759

J-UHS-18-1011-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-7-19 (AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**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) |
|---|---|---|
| **William B. Bass and Sara C. Bass, Co-Trustees of the William B. Bass and Sara C. Bass Revocable Trust** | **New Owner** | |
| (NAME) | (NAME) | **120-2-1.00** |
| **PO Box 1391** | | |
| (ADDRESS) | (ADDRESS) | |
| **Goodlettsville, TN 37070** | | |
| (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, **ANNIE MAZELLE MEADOR, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM B. BASS AND SARA C. BASS, CO-TRUSTEES OF THE WILLIAM B. BASS AND SARA C. BASS REVOCABLE TRUST,** 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:

Land in Davidson County, Tennessee, being Lot No. 21 on the Map of Miro Meadows, of record in Plat Book 1424, Pages 94 and 95, Register's Office for said County.

Said Lot No. 21 fronts 80 feet on the westerly side of Goodbar Drive and runs back between parallel lines 152 feet on the northerly line and 172.8 feet on the southerly line to a dead line in the rear, measuring 78.45 feet thereon.

Being the same property conveyed to Jack Edward Meador and wife, Annie Mazelle Meador, by Warranty Deed from A. D. Hewlett and wife, Frances H. Hewlett, recorded May 28, 1956 in Book 2540, Page 223, Register's Office for Davidson County, Tennessee.

Jack Edward Meador having since died on January 5th, 2014 leaving Annie Mazelle Meador the surviving tenant by the entirety.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1424, Pages 94 and 95, Register's Office for Davidson County, Tennessee.
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1011 Goodbar Drive, Nashville, Tennessee 37217**.

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 22 DAY OF JANUARY, 2018.

Annie Mazelle Meador Danny K Meador
Annie Mazelle Meador by Danny K. Meador as Attorney-in-Fact
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, DANNY K. MEADOR, 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 ANNIE MAZELLE MEADOR, and who acknowledged he/she/they executed the same as the free act and deed of the said ANNIE MAZELLE MEADOR.

Witness my hand and official seal, this the 22nd of January, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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