WARRANTY DEED

Bill Garrett Davidson County
Batch# 55283 DEEDWARR
02/05/2018 02:46:47 PM 2 pgs
Fees: $13.00 Taxes: $1,220.63

20180205-0011638

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29TH DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Ashley N. Meadows	New Owner	180 04 0A 164.00
(NAME)	(NAME)	
2361 Forest Lake Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Twenty-Nine Thousand Nine Hundred And No/100 Dollars ($329,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Frank L. Haviland**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ashley N. Meadows, an unmarried woman**, 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 Lot No. 97 on the Plan of Highland Creek, Section Five, as of record in Instrument No. 20040915-0111296, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Frank L. Haviland and Teal R. Haviland, husband and wife by Warranty Deed from John T. Cook and wife, Shelly G. Cook dated December 05, 2005 and recorded December 07, 2005 in Instrument Number 20051207-0147426, in said Register's Office for Davidson County, Tennessee. *Being corrected November 28, 2016 in Instrument Number 201611280124237, in said Register's Office for Davidson County, Tennessee.*

Further, being the same property conveyed to Frank Haviland, a married individual by Tennessee Quitclaim Deed from Frank Haviland and Teal Haviland, a divorced couple, with Frank Haviland dated November 21, 2017 and recorded November 28, 2017 in Instrument Number 20171128-0121307, in said Register's Office. The said Frank L. Haviland and Teal R. Haviland, husband and wife having further conveyed by Quitclaim Deed all of their right, title and interest in and to the subject property to Frank L. Haviland, unmarried of record in Instrument No. 20180205-0011637, said Register's Office.
=

File Number: FRN-178377SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2361 Forest Lake Dr., Nashville, TN 37211

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, has 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 hand this 29th day of December, 2017.

Frank L. Haviland

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Frank L. Haviland, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of December, 2017.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires March 6, 2018

File Number: FRN-178377SSO