#34099

# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $345,000.00.

Rebecca R. Meyers
Affiant

Subscribed and sworn to me on March 9, 2018.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021

Bill Garrett Davidson County
Batch# 68717 DEEDWARR
03/13/2018 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20180313-0023703

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31334

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| STD Properties, LLC, a Tennessee Limited Liability Company<br>402 W. Hillwood Drive<br>Nashville, TN 37205 | STD Properties, LLC, a Tennessee Limited Liability Company<br>402 W. Hillwood Drive<br>Nashville, TN 37205 | 102-11-0-077.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Rebecca R. Meyers, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto STD Properties, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 240 on the Plan of Horton Heights, Section B, of record in Plat Book 2133, Page 70, 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 Rebecca R. Meyers, unmarried by Warranty Deed from Ann Stevens Roberts, unmarried, of record in Instrument No. 20100302-0015667, Register's Office for Davidson County, Tennessee, dated February 26, 2010 and recorded on March 02, 2010.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record in Plat Book 2133, Page 70, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 824 West Hillwood Drive, Nashville, TN 37205.

**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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 9th day of March, 2018.

Rebecca R. Meyers

**Rebecca R. Meyers**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On March 9, 2018, before me personally appeared Rebecca R. Meyers, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on March 9, 2018.

Tonya Baker

NOTARY PUBLIC

My Commission Expires:

TONYA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2021

# True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

