Bill Garrett Davidson County
Batch# 104797 DEEDWARR
06/14/2018 03:06:30 PM 2 pgs
Fees: $13.00 Taxes: $795.50
20180614-0057409




# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF June, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-8-2021
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Marcie Sweet | Meridian Capital Group, LLC | 09015001300 |
| (NAME) | (NAME) | |
| 613 River Rouge Dr. | 5115 Maryland Way | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37209 | Brentwood TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Charlotte James, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chad Harvey and Marcie Sweet, Joint Tenants with Rights of Survivorship and NOT as tenants in common THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 648 on the plan of Charlotte Park, Section Ten, of record in Book 2900, Page 78, Register's Office for said County.

Said Lot No. 648, which is a corner lot, fronts 46.8 feet on the westerly margin of River Rouge Drive and fronts 120.4 feet on the southerly margin of Sunliner Drive, said frontages being joined by a curve having a length of 29.5 feet, and extends back 127.3 feet on the southerly line and 104.5 feet on the broken westerly line to a point of intersection.

Also conveyed herewith in is a permanent license on the property of grantor know as Lot 649, Charlotte park, Section Ten, Register's Office for Davidson County, Tennessee, for the grantee to maintain the present location of the driveway serving the property conveyed herein; provided, however that if the existing driveway is further improved or re-located that grantee agrees to move it to the property herein conveyed and further provided that the license herein granted is non-exclusive.

Being the same property conveyed to Charlotte James by Quitclaim Deed from Ricky James, recorded on December 18, 1992, of record in Book 8817, Page 661, Register's Office for Davidson County, Tennessee.

This is improved property known s 613 River Rouge Dr., Nashville, TN 37209.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

| This is: | | | | | | |
|---|---|---|---|---|---|---|
| Improved | property, known as | 613 River Rouge Dr. Nashville TN 37209 | | | | |
| | | (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 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, 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 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 our hands 05/31/18.

Charlotte James

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Charlotte James with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 05/31/18.

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 18, 2018

Notary Public

My Commission Expires:

## True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

S THOMPSON NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON

Notary's Signature

My Commission Expires: 12.03.19