Bill Garrett Davidson County
Batch# 105202 DEEDWARR
06/15/2018 11:01:49 AM 2 pgs
Fees: $13.00 Taxes: $592.00
20180615-0057720

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-2-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0440

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Bailey	Michael Bailey	#08610000200
(NAME) 4181 Dodson Chapel Road	(NAME) 4181 Dodson Chapel Road	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Sixty Thousand And No/100 Dollars ($160,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHARLES W. MEADOR, TRUSTEE, UDT, CHARLES W. MEADOR FAMILY TRUST DATED 1-20-2014, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL BAILEY AND WIFE, JILL BAILEY,
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:

BEING Lot No. 5, on the Plan of Chapelwood, Section 1, of record in Plat Book 5210, Page 29, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Charles W. Meador, Trustee, UDT, Charles W. Meador Family Trust, dated 1-20-2014, by Quitclaim Deed from Charles W. Meador of record in Instrument 20140121-0005216, said Register's Office, dated January 20, 2014. See also Quitclaim Deed of record in Instrument 20021003-0120878 and Deed of record in Instrument 20000111-0003992, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5258, Page 398, Register's Office for said County.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5210, Page 29, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4181 Dodson Chapel Road, Hermitage, TN 37076
(House No.) (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 this 8th day of June, 2018.

Charles W. Meador Family Trust Dated 1-20-2014

BY: Charles W. Meador Trustee
Charles W. Meador, Trustee, UDT

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles W. Meador, Trustee, UDT Charles W. Meador Framily Trust dated 1/20/2014, 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 Mount Juliet, Tennessee, this June 8, 2018.

My Commission Expires: 7.2.15

Notary Public

ZANA C. [illegible]TY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.