Bill Garrett Davidson County
Batch# 114372 DEEDWARR
07/10/2018 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $92.50
20180710-0066494

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $25,000.00

Affiant

Subscribed and sworn to before me, this 9th day of July, 2018.

Notary Public

My commission expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Derek Christopher Adams	New Owner	**04311010300**
115 B McArthur Drive		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Kathleen S. Meadows, single

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Derek Christopher Adams, single

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 the Southerly 50 feet of Lot No. 103 on the unrecorded Plan of Tract 1 and 13 of the Anderson Estates, said tract being a part of a recorded plan of the Anderson Estates, of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee, and said part of said lot described according to a survey made by Anderson and Gee, Surveyors, dated August 5, 1964, as follows: Beginning at a point on the Westerly margin of McArthur Drive 662.08 feet Northerly from a concrete monument at the N.W. corner of McArthur Drive and Old Hickory Boulevard, said point being the common corner of Lots 102 and 103 of said subdivision; thence Westerly with the dividing line between Lots Numbers 102 and 103, 159.5 feet to a point; thence North 4 degrees, 50 minutes East 50 feet to a point; thence Eastwardly parallel with the dividing line between Lots Nos. 102 and 103, 157 feet, more or less, to a point on the West margin of McArthur Drive; thence Southerly with the Westerly margin of McArthur Drive, 50 feet to the point of beginning.

Being the same property conveyed to Kathleen S. Meadows, by Warranty Deed from Arnold Hood and wife, Ladonna Hood, dated June 30, 2012, of record in Instrument No. 20120202-0009316, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 115 B McArthur Drive, Madison, TN 37115.

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 in 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.

Kathleen S. Meadows Date: 7-9-2018
Kathleen S. Meadows

_____ Date: _____

STATE OF TN
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Kathleen S. Meadows, the within named Grantor(s), 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, at office, this 9th day of July, 2018.

Debra Paulsson
NOTARY PUBLIC

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

