Bill Garrett Davidson County
Batch# 120978 DEEDWARR
07/26/2018 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20180726-0072773

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2293

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Subscribed and sworn to before me, this the 24th day of July, 2018

Notary Public
My Commission Expires: 9-20-21

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Donovan L. Meador 200 Bennett Drive Old Hickory, TN 37138	Mortgage Investors Group 8320 East Walker Springs Lane Knoxville, TN 37923	044-13-0-011.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Joe D. Parks Jr. and wife, Katherine D. Parks**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Donovan L. Meador, an unmarried man**, hereinafter called the Grantee(s), his 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. 45 on the Plan of Section Three, The Knoll of record in Plat Book 2854, Page 110, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the West margin of Eettie Drive at the corner of Lots No. 44 and 45; thence with the line between said lots, Westerly 120 feet to a point; thence Southerly 125 feet to the North margin of Bennett Drive; thence with the margin of the same Easterly 96 feet to the beginning of a curve; thence around said curve, Northeasterly 39.27 feet to the margin of Bettie Drive; thence with the margin of the same, Northerly 100 feet to the point of beginning.

Being the same property conveyed to Joe D. Parks, Jr. and wife, Katherine D. Parks by Warranty deed from Katherine K. Doar of record in Book 5525, Page 442 Register's Office for Davidson County, Tennessee, dated November 05, 1979 and recorded on November 06, 1979.

This is ☒ improved or ☐ unimproved property located at: **200 Bennett Drive, Old Hickory, TN 37138.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of July, 2018.

Joe D. Parks, Jr.

Katherine D. Parks

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joe D. Parks, Jr. and Katherine D. Parks, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of July, 2018.

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/8/2021

201807260072773

True Copy Certification

I, Christopher M. Conriveau, 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 Davidson

Personally appeared before me, Sondra Reese, a notary public for this county and state, Christopher M. Conriveau who acknowledges that this certification of an electronic document is true and correct and whos signature I have witnessed.

Notary's Signature

My Commission Expires: 3/3/2020

Notary's Seal (if on Paper)

