

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $178,300.00.

Jessi Groom
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2nd day of November, 2018.

Jill Simmons
NOTARY PUBLIC

My commission expires: 9-4-19

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Y Johnson Davidson County
Batch# 158085 **DEEDWARR**
11/09/2018 11:30:38 AM 2 pgs
Fees: $13.00 Taxes: $659.71

20181109-0111068

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Michael C. Meyer and Nadia Meyer (NAME)	New Owner (NAME)	04415031700
1209 Elliston Street (ADDRESS)	(ADDRESS)	
Nashville, TN 37138		

Warranty Deed

For and in Consideration of the sum of $178,300.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **James R. Ferrell II, single man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Michael C. Meyer and Nadia Meyer, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

TRACT 1:
Land in Davidson County, Tennessee, being Lot No. 56, Section C, Village of Old Hickory as shown on Plat showing Lots 56, 61A, 64A, and 59A recorded June 15, 1950, Book 1835, Page 2, Register's Office for Davidson County, Tennessee, located adjacent to each other.

Subject to and/or reserving one (I) permanent easement 10 feet wide for utilities, together with all rights in connection with said easement, including ingress and egress over the said property for servicing the easement, all as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to James R. Ferrell, II, a single man by deed from Jimmy G. Richardson, of record in Instrument No. 20090114-0003494, said Register's Office.

TRACT 2:
Land in Davidson County, Tennessee, being Lot No. 60, Section C, Village of Old Hickory as shown on plat recorded July 16, 1948, in Book 1424, Page 66, in Register's Office for Davidson County, Tennessee; fronting 86.0 feet on Elliston Street, containing 0.15 acres, more or less.

Being part of the same property conveyed to James R. Ferrell, II, a single man by deed from Jimmy G. Richardson, of record in Instrument No. 20090114-0003494, said Register's Office. See also Deed of Correction of record in Instrument No. 20181109-0111067, said Register's Office.

This property is __unimproved _X_improved property known as: 1209 Elliston Street, Nashville, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 2nd day of November, 2018.

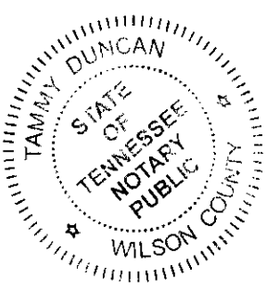
James R. Ferrell II

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James R. Ferrell II, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of November, 2018.

Notary Public
My Commission Expires: 4/17/19



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122