WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 159568 DEEDWARR
11/15/2018 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $314.50
20181115-0112436

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of November, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER CHANDLER COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAC INVESTMENT, LLC	Same as new owner	08116012000
(NAME)	(NAME)	
P.O. Box 194		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, W. Delano Meriwether Sr., HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAC INVESTMENT, LLC, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 62 and the northerly 33-1/3 feet of Lot No. 61 on the Plan of D. T. McGavock and Others Addition to the Town of McGavock of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 62 and the northerly part of Lot No. 61 front together 83 1/3 feet on the westerly side of 11th Avenue North, formerly Fillmore Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to W. R. Meriwether and wife, Martha H. Meriwether by deed from Pauline K. Hull, a widow, dated May 5, 1944 and recorded in Book 1281, Page 524, Register's Office for Davidson County, Tennessee, The said W. R. Meriwether having since died on March 18, 2000 leaving Martha H. Meriwether as the surviving tenant by the entirety. The said Martha H. Meriwether died testate on February 27, 2010 as a resident of the State of South Carolina. The Last Will of Testament of Martha H. Meriwether was probated in Charleston County, South Carolina and further admitted to the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Case 12P-932, for the purpose of establishing Muniment of Title. vesting title to herein described property in accordance with Item II of said Will in Delano Meriwether, grandson of the deceased. By Quitclaim Deed dated August 21, 2016, the said W. Delano Meriwether, aka Delano Meriwether conveyed all his right, title and interest in and to above property to Delano Meriwether, Sr. which Quitclaim Deed is of record as

Instrument No. 20160927-0101616 in the Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THAT PORTION OF ABOVE PROPERTY CONVEYED TO THE STATE OF TENNESSEE BY WARRANTY DEED DATED APRIL 26, 1967 EXECUTED BY W. R. MERIWETHER AND WIFE, MARTHA H. MERIWETHER AND RECORDED IN BOOK 4136, PAGE 296, REGISTER' S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF D. T. MCGAVOCK AND OTHERS ADDITION TO THE TOWN OF MCGAVOCK, A PLAT OF WHICH IS OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO EASEMENTS, IF ANY, THAT MAY BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

unimproved ☑

This is improved ☐ property, known as 1219 11th Avenue North, Nashville, TN 37208

(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 GRANTEE, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 my hand this 9th day of November, 2018.

W. Delano Meriwether ~~Sr.~~

STATE OF Maryland

COUNTY OF Montgomery

On this 13th day of November, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **W. Delano Meriwether Sr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: CLAUDIA M. GAMERO
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
My Commission Expires 11-07-2019

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

201811150112436

Certificate of Authenticity

I, Jennifer Chandler- Cole 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, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

MAXINE J. RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020