Karen Johnson Davidson County
Batch# 187381 DEEDWARR
01/23/2019 12:02:17 PM 2 pgs
Fees: $13.00 Taxes: $407.00
20190123-0006656

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0004

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of January, 2019

Notary Public

Commission Expires: _____

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Millionaires Institution, LLC 329 British Woods Dr. Nashville, TN 37217	Meridian Capital Group, LLC 5115 Maryland Way Brentwood, TN 37027	133-01-0-144.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Emmy Hendrick, Trustee of The 3216 Meade Ave Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Millionaires Institution LLC, a Tennessee Limited Liability Company

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 Lot No. 8 on the Plan of Map of WM. Coleman's Subdivision of 7.08 acres off the west part of the Radnor College Plan of record in Plat Book 547, Page 181, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 8 fronts 50 feet on the Easterly side of South Meade Street and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Emmy Hendrick, Trustee of The 3216 Meade Ave Trust by Warranty Deed from James R. Lewis, a widow, recorded on 1-23-19, 2019 and of record in Instrument Number 20190123-0006655 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James R. Lewis and wife, Jeanie C. Lewis by Warranty deed from Ronald M. Green and wife, Charlotte F. Green of record in Book 4390, page 577, Register's Office for Davidson County, Tennessee, dated January 05, 1970 and recorded on January 08, 1970.

The said Jeanie C. Lewis having since died on November 19, 2018 leaving her husband James R. Lewis surviving, as tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **3216 Meade Avenue, Nashville, TN 37211.**

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

Dated this the 14th day of January, 2019.

The 3216 Meade Ave Trust

By: _____
Emmy Hendrick, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Emmy Hendrick, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of The 3216 Meade Ave Trust the within named bargainor, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 14th day of January, 2019.

LAUREN LAMBERTH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(Notary Seal)

_____
Notary Public
My Commission Expires: 03.23.21