WARRANTY DEED

Karen Johnson Davidson County
Batch# 194213 DEEDWARR
02/12/2019 08:38:32 AM 4 pgs
Fees: $23.00 Taxes: $1,317.20

20190212-0012879

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $356,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5 DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
David A. Meek and Katie G. Meek		160 04 0 037.00
(NAME)	(NAME) NEW OWNER	
451 Oakley Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Judy V. Watson, Joan V. Goodrich, Jeffrey J. Vaughan, Jerry C. Vaughan and Jennifer V. Hudson**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **David A. Meek and Katie G. Meek, husband and wife**, 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(s) 1004, as shown on the map entitled Brentwood Hall Section 14, of record in Plat Book 2663, page 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

A triangular shaped tract of land located in the Sixth Civil District of Davidson County, Tennessee, lying between Lot No. 1004, Section 14, Plan of Brentwood Hall Subdivision of record in Book 2663, pag 129, R.O.D.C., Tennessee, and the northerly line of a tract of land conveyed to Dorothy Anne C. Aldred and husband, William H. Aldred, by Carmack Cochran, et ux, by deed dated August 1, 1958 and of record in Book 2883, page 146, R.O.D.C., Tennessee, and more particularly described as follows:

Beginning at a point in the south line of Lot No. 1004, the north line of the Aldred property, which point is approximately 174 feet west from the westerly margin of Cochran Drive, extended; running thence in a northeasterly direction, 104.5 feet to a point in the boundary line between Lot No. 1004 and Lot No. 1005; running thence generally south 52 feet, more or less, with the boundary line between Lot No. 1004 and Lot No. 1005 projected to a point in the northerly line of the Aldred property, which point is 92.5 feet, more or less, from the westerly margin of Cochran Drive, extended; thence with the northerly line of the Aldred property, north 84° 23' west 56.5 feet, more or less, to a point in said line; continuing north 85° 13' west, 25 feet to the point of beginning.

Being the same property conveyed to Billy W. Vaughan and wife, Billie J. Vaughan by Warranty Deed from Dorothy Anne C. Aldred and husband, William H. Aldred dated January 30, 1961 and recorded in Book 3251, Page 383, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Billy W. Vaughan by Quitclaim Deed from Billie J. St. Aubin (formerly Billie J. Vaughan) dated March 19, 1999 and recorded July 19, 1999, in Book 11577, Page 559, in said Register's Office for

Davidson County, Tennessee. The said Billy W. Vaughan having died on January 2, 2018 and pursuant to his Last Will and Testament, subject property vested in Judy V. Watson, Joan V. Goodrich, Jeffrey J. Vaughan, Jerry C. Vaughan and Jennifer V. Hudson.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 451 Oakley Drive, Nashville, TN 37220

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. 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 our hands this 1st day of February, 2019.

Judy V. Watson by Joan V. Goodrich, her Attorney In Fact

Joan V. Goodrich

Jeffrey J. Vaughan

Jerry C. Vaughan

Jennifer V. Hudson by Joan V. Goodrich, her Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Joan V. Goodrich, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Judy V. Watson, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Judy V. Watson, for the purposes therein contained.

Witness my hand and official seal, this the 1st day of February, 2019.

Notary Public

My Commission Expires:

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within named Joan V. Goodrich, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of February, 2019.

Notary Public

My Commission Expires:

File Number: FRN-1900529SSO

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within named Jeffrey J. Vaughan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of February, 2019.

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within named Jerry C. Vaughan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of February, 2019.

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Joan V. Goodrich, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jennifer V. Hudson, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Jennifer V. Hudson for the purposes therein contained.

Witness my hand and official seal, this the 1st day of February, 2019.

Notary Public

My Commission Expires:

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