WARRANTY DEED

Karen Johnson Davidson County
Batch# 197115 DEEDWARR
02/20/2019 10:43:15 AM 2 pgs
Fees: $13.00 Taxes: $661.93

20190220-0015300

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,900.00.

Affiant

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-2-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Bailey and Jill Bailey	*New Owner*	
(NAME)	(NAME)	**044-11-0-120.00**
5336 Highland Place Way		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES W. MEADOR UDT, CHARLES W. MEADOR FAMILY TRUST, DATED : JANUARY 20, 2014,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL BAILEY AND JILL BAILEY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 49 on the Plan of Section "A", Village of Old Hickory of record in Book 1424, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles W. Meador by Warranty Deed from Rosa West, a single woman of record in Instrument No. 20150313-0021668, Register's Office for Davidson County, Tennessee, dated March 12, 2015 and recorded on March 13, 2015.

Being the same property conveyed to Charles W. Meador UDT, Charles W. Meador Family Trust, Dated : January 20, 2014 by Quit Claim Deed from Charles W. Meador of record in Instrument No. 20150831-0087956, Register's Office for Davidson County, Tennessee, dated August 31, 2015 and recorded on August 31, 2015.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Book 1424, Page 68, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Property Survey Key Map of record in Book 1835, Page 87, in the Register's Office for Davidson County, Tennessee.
- Taxes for the year 2019, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **408 Cleves Street, Old Hickory, Tennessee 37138**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 15th DAY OF FEBRUARY, 2019.

Charles W. Meador UDT, Charles W. Meador Family Trust, Dated : January 20, 2014

BY: Charles W. Meador, Trustee
Charles W. Meador
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES W. MEADOR, TRUSTEE of CHARLES W. MEADOR UDT, CHARLES W. MEADOR FAMILY TRUST, DATED : JANUARY 20, 2014, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15th of February, 2019.

Notary Public
My Commission Expires: 5-2-22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212