(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd. Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $259,900.00

Affiant

Subscribed and sworn to before me, this 20 day of February 2019.

Notary Public
My commission expires: 3-9-2020

SHANNON R. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 9, 2020

Address of New Owner:	Send Tax Bills to:	Tax Information
Jared M. Miller 3843 Valley Ridge Dr Nashville, TN 37211	New Owner	133-11-0-178.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Caleb Meeks and Kristina Meeks, husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jared M. Miller, an unmarried man,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 225 on the Plan of Section Two, Valley View Meadows of record in Plat Book 3600, page 60, 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. 225 fronts 80 feet on the Westerly margin of Valley Ridge Drive and runs back between lines 153.32 feet on the Northerly line and 154.86 feet on the Southerly line to a dead on which it measures 80.01 feet.

Being the same property conveyed to Caleb Meeks and Kristina A. Meeks, husband and wife, by Warranty Deed from Scott S. Sams, married, dated August 15, 2016 of record as Instrument No. 20160817-0085897, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to any and all matters appearing of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 3843 Valley Ridge Dr, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Karen Johnson Davidson County
Batch# 198287 DEEDWARR
02/22/2019 04:00:15 PM 2 pgs
Fees: $13.00 Taxes: $961.63

20190222-0016422

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 the 20th day of February, 2019.

Caleb Meeks

Kristina Meeks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Caleb Meeks and Kristina Meeks,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 20th day of February, 2019.

Notary Public

My Commission expires: 7.6.2020

FILE NO: 2019016108

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020