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| **THIS INSTRUMENT PREPARED BY:**<br><br>**Bradley T. Bald, Esq.**<br>**The Row Title & Escrow, LLC**<br>**20 Music Square West, Suite 200**<br>**Nashville, TN 37203** | STATE OF _____)<br>COUNTY OF _____)<br><br>The actual consideration or value, whichever is greater, for this transfer is: $329,000.00<br><br>_____<br>Affiant<br><br>Subscribed and sworn to before me, this 21 day of February, 2019.<br><br>_____<br>Notary Public<br>My Commission Expires: 1-24-21 |

Karen Johnson Davidson County
Batch# 201947 DEEDWARR
03/05/2019 10:33:18 AM 2 pgs
Fees: $13.00 Taxes: $1,217.30
20190305-0019969

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

# WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Caleb & Kristina Meeks<br>4729 Timberhill Drive<br>Nashville, TN 37211 | Send Tax Bills to:<br>New Owner<br>Same | Tax Information:<br>Tax Parcel ID No.<br>132-16-0-017.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JONATHAN SCHULTZ AND LEAH SCHULTZ,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **CALEB MEEKS AND KRISTINA MEEKS, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

**Land in Davidson County, Tennessee, being Lot No. 792 on the Plan of Section Thirteen, Caldwell Hall of record in Plat Book 3300, Page 66, 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. 792 fronts 80 feet on the Westerly side of Timberhill Drive and runs back 114.9 feet on the Northerly line and 149 feet on the Southerly line to a dead line in the measuring 86.97 feet**

**Being the same property conveyed to Jonathan Schultz and Leah Mackey, husband and wife by Warranty deed from Jason Bockman and wife, Erica Bockman of record in Instrument No. 20131003-0104089 Register's Office for Davidson County, Tennessee, dated October 01, 2013 and recorded on October 03, 2013.**

This is improved property commonly known as: **4729 Timberhill Drive, Nashville, TN 37211**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantors have executed this instrument on this 21st day of February, 2019.

**JONATHAN SCHULTZ**

**LEAH SCHULTZ F/K/A LEAH MACKEY**

STATE OF Tennessee )
)
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JONATHAN SCHULTZ AND LEAH SCHULTZ F/K/A LEAH MACKEY**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21st day of February, 2019.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2022

Notary Public
My Commission Expires: _____