RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 215197 DEEDWARR
04/08/2019 02:03:14 PM 2 pgs
Fees: $13.00 Taxes: $1,028.60

20190408-0031845

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $278,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of April, 2019.

Notary Public

My commission expires: 8-20-2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference
Deborah Lampley and Robert Lampley	New Owner	**142-13-0C-058.00CO**
8711 Sawyer Brown Road		
Nashville, TN 37221		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Gary Lee Meadows and Roy Dean Meadows

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Deborah Lampley and Robert Lampley, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 8711, together with the carport designated No. 8711-C, in River Plantation, Section Eleven, Phase 1, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 1, Condominium Apartments, recorded in Plat Book 9700, page 481, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Eleven, Phase 1, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, page 661 et seq. Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 1A, by annexation document of record in Book 11029, Page 592, and Plat Book 9700, Page 694; Section Eleven, Phase 2, by annexation documents of record in Book 11156, page 361 and Plat Book 9700, page 748, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vernon L. Meadows and wife, Mary Poole Meadows by Warranty Deed from Haury and Smith Contractors, Inc., dated November 30, 1998 and recorded December 4, 1998 in Book 11238, Page 73, Register's Office of Davidson County, Tennessee.

Vernon Meadows died 1-2-2004. Mary Poole Meadows died 1-18-2018. Roy Dean Meadows and Gary Lee Meadows are the sole beneficiaries of the Last Will and Testament of Mary Poole Meadows, admitted to probate by Order Admitting Will to Probate Without Administration and for Muniment of Title Purposes Only, in the Seventh Circuit (Probate Division) for Davidson County, Tennessee, Docket No. 18P1629, recorded in Instrument Number 20190408-0031843, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 8711 Sawyer Brown Road, Nashville, TN 37221.

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 HANDS EFFECTIVE AS OF 1st day of April, 2019:

Gary Lee Meadows

Roy Dean Meadows

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Gary Lee Meadows and Roy Dean Meadows, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 1st day of April, 2019.

My Commission Expires: 5.25.20

Notary Public

20191080R

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY