BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 224749 **DEEDWARR**
05/02/2019 09:45:48 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20190502-0040761

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Kathy Snider
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2019

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Dennis M. Meehan married	Dennis M. Meehan married	91-11-143
(NAME)	(NAME)	
707 Welsh Lane	707 Welsh Lane	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20190836

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Mary Ann Jones**, **a widow** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Dennis M. Meehan married**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Tract 1:

Being Lot No. 1117 in the Plan of Block 160 West Nashville 1, fronting 25 feet on Indiana Avenue and running back 150 feet to an alley. Also shown on Map and assigned Parcel Number 91-11-144, and Field Book Number 12W-11265.

Being the same property conveyed by Installment Deed from LSMS Land and Investment Corporation, a Tennessee corporation with its principal office in Nashville, Tennessee to Sam David Jones and wife, Mary Ann Jones, as recorded on the 28th day of September, 1981 in Deed Book 5799, Page 168, in the Register's Office of Davidson County, Tennessee.

Tract 2:

Being Lot No. 1121 in Block 160, in Plan No. One of West Nashville, which is plan of record in Book 57, Pages 74 and 75 R.O.D.C. Tennessee. Said lot No. 1121 fronts 25 feet on the Northerly side of Indiana Avenue and extends back between parallel lines 150 feet to an alley, showing on said alley 25 feet.

Tract 3:

Land in Davidson County, Tennessee, being Lot No. 1119 of Block 160, Plan No. 1, West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for said County.
Said Lot No. 1119 fronts 25 feet on the Northerly side of Indiana Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed by Installment Deed from Emmie Snow Jones, a widow to Sam David Jones and wife, Mary Ann Jones, as recorded on the 9th day of October, 1970 in Deed Book 4451, Page 85, in the Register's Office of Davidson County, Tennessee.

Sam David Jones died on February 16, 2019, leaving Mary Ann Jones as sole surviving Tenant by the Entirety.

Unimproved ☐

This is improved ☒ property, known as 5210 Indiana Avenue, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of April, 2019

Mary Ann Jones By Martha J. Wade, AIF

Mary Ann Jones, By: Martha J. Wade, Attorney-in-Fact

STATE OF Tennessee)
County OF Sumner)

Before me personally appeared Martha J. Wade, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mary Ann Jones, and who acknowledged that he/she executed the same as the free act and deed of Mary Ann Jones.

Witness my hand, at office, this 30th of April, 2019.

A E Walston

Notary Public
My Commission Expires: 3-2-2021

