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

Karen Johnson Davidson County
Batch# 242450 DEEDWARR
06/12/2019 11:27:48 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20190612-0056406

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

Subscribed and sworn to before me, this 11th day of June, 2019.

Notary Public
My commission expires: 5-2-22

Address of New Owner:	Send Tax Bills to:	Tax Information
Meridian Eight, LLC 422 E Trinity Lane Nashville, TN 37207	203 Point East Drive Nashville, TN 37216	071-08-0-284.00

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, **Stephen F. Meade, married** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Meridian Eight, LLC, a Tennessee limited liability company** 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. 96 on the plan of Joywood as of record in Book 974, page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 96 fronts 50 feet on the southerly side of Trinity Lane and runs back 176.65 feet on the westerly line and 176.80 feet on the easterly line to a dead line, measuring 50 feet thereon.

Included but excluded being a part conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6024, page 619, Register's Office for Davidson County, Tennessee as follows:

Beginning at a point, being the northeastern corner of property belonging to Anne Neal White; said point being common to Parcel 285 on Map 71-8, as recorded in Book 4051, page 258 of the R.O.D.C., Tennessee; thence westerly along the existing souther right-of-way line of East Trinity Lane, bearing North 84 degrees 01 minutes 26 seconds West, 50 feet, more or less, to a point on the common property line of parcels 284 and 283 on Map 70-8; thence along said property line, bearing South 3 degrees 26 minutes 34 seconds West, 5 feet, more or less, to a point; thence in a straight line, bearing South 84 degrees 01 minutes 26 seconds East, 50 feet, more or less, to a point on the common property line of parcel 284 and 285 on map 71-8; thence along said property line, bearing North 3 degrees 26 minutes 34 seconds East, 5 feet, more or less, to the point of beginning and containing therein an area of 250 square feet, more or less.

Being the same property conveyed to Stephen F. Meade by Corporate Special Warranty Deed from Wells Fargo Bank Minnesota, National Association, as Trustee for MASTR Asset Backed Securities Trust 2003-OPT1 Mortgage Pass-Through Certificates, Series 2003-OPT1, dated October 22, 2004 of record as Instrument No. 20041027-0129281, Register's Office for Davidson County, Tennessee. Further, being part of the same property conveyed to Helen Katherine Creason Meade by Quitclaim Deed from Stephen F. Meade to create an estate by the entireties dated August 24, 2006 of record as Instrument No. 20060828-0106324, Register's Office for Davidson County, Tennessee. Helen Katherine Creason Meade died April 29, 2010 leaving Stephen F. Meade as surviving tenant by the entirety.

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.

This property is improved property known as 422 E Trinity Lane, Nashville, TN 37207

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.

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.

This is not the principle residence of the Grantor.

WITNESS my hand this the 11th day of June, 2019.

Stephen F. Meade

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 **Stephen F. Meade,** 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 11th day of June, 2019.

Notary Public

My Commission expires: 1-24-21

FILE NO: 2019056225

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD