Karen Johnson Davidson County
Batch# 277674 DEEDWARR
08/29/2019 12:49:30 PM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20190829-0087329

THIS INSTRUMENT PREPARED BY:
CATHERINE H. GWYN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Sharon J Mullen
Affiant

Subscribed and sworn to before me, this 29th day of August, 2019.

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

L Hall
Notary Public

My Commission Expires: 10-14-2019

Address New Owner As Follows:
D. Mark Simmons & Martha D. Simmons
609 Walnut Grove Circle
Nashville, TN 37215

Send Tax Bills To:
New Owner

Map-Parcel Number:
131-14-0-012.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD WESLEY MEACHAM, TRUSTEE OF THE FRANCES MAY MEACHAM LIVING TRUST FOR GARRETT DAVIDSON, RITA DAVIDSON, HAROLD CLEBURNE MEACHAM, III, RICHARD WESLEY MEACHAM, MARY PATRICIA MEACHAM, AND THEIR APPOINTEES OR ISSUE, DATED APRIL 5, 1994, with full power to sell, transfer, mortgage or convey without joinder of**

any beneficiary, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **D. MARK SIMMONS AND MARTHA D. SIMMONS, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 242, as shown on the map entitled Section Two, Tynewood Estates, of record in Plat Book 2900, pages 89 and 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Harold C. Meacham, Jr. and wife, Frances Mai Meacham a/k/a Frances May Meacham, by deed from I. R. Schulman and Ervin M. Entrekin, Trustees, of record in Book 3128, page 215, dated June 17, 1960, Register's Office for Davidson County, Tennessee. The said Harold C. Meacham, Jr. having since died on or about June 28, 1993, leaving Frances May Meacham, the surviving tenant by the entirety. The said Frances May Meacham having since died testate on or about May 28, 2019 devising said property to Richard Wesley Meacham, Trustee of the Frances May Meacham Living Trust for Garrett Davidson, Rita Davidson, Harold Cleburne Meacham, III, Richard Wesley Meacham, Mary Patricia Meacham, and their Appointees or Issue, dated April 5, 1994, pursuant to her will of record in the Seventh Circuit Probate Court of Davidson County, Tennessee, Docket No. 19P1367. For further information, see preceding Affidavit of record in Instrument No. 201908290087328, said Register's Office.

This conveyance is made subject to:

1. 2019 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 2900, pages 89-90, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1600 Tynewood Drive, Nashville, TN 37215.**

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 Grantor covenants with the said Grantees that he is 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; and further covenants and binds himself, his successors and assigns, 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.

WITNESS my hand this 29th day of August, 2019.

Richard Wesley Meacham, Trustee

Richard Wesley Meacham, Trustee of The Frances May Meacham Living Trust for Garrett Davidson, Rita Davidson Harold Cleburne Meacham, III, Richard Wesley Meacham, Mary Patricia Meacham, and their Appointees or Issue, dated April 5, 1994

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Wesley Meacham, Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of August, 2019.

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

Notary Public

My Commission Expires: 5-5-20

True Copy Certification

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/14/2019

Notary's Seal

