# WARRANTY DEED

Karen Johnson Davidson County
Batch# 278330 DEEDWARR
09/03/2019 11:13:36 AM 2 pgs
Fees: $13.00 Taxes: $887.63

20190903-0088379

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Lawrence

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 2/2/21

(AFFIX SEAL)

SHEILA H. FRISBIE NOTARY PUBLIC STATE OF TENNESSEE LAWRENCE COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-5800

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Spring Valley Properties | Spring Valley Properties | 16300012000 |
| (NAME) 2959 Baby Ruth Lane | (NAME) P.O. Box 114 2365 Lawrenceburg Highway | |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Lawrenceburg, TN 38464 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, I/we **Patrick J. Meyer and Mary Jane Meyer, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Spring Valley Properties, a Tennessee General Partnership,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson county, Tennessee, more particularly described as follows:

Land in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee being part of the lands of Mrs. Pamela A. Davis, deceased, as of record in Book 57 Page 7, Register's Office for said county described according to a survey made by Stephen A. Draper, Surveyer, January 6, 1960, as follows, Beginning at a point in the center of a private drive; said point being the southeast corner of the property conveyed to Paul W. Michael and wife, of record in Book 3096, Page 149, Register's Office for Davidson County, Tennessee, Thence North 82 Deg 0' West 166 feet to a point; Thence South 6 1/2 Deg, East 212 feet to a point said point being a fence corner; Thence South 12 Deg. 15' East 43 feet to a point; Thence in an easterly direction to the center of a private road, Thence North 8 Deg. West along the center of said private road 96 feet to a point; Thence North 2 Deg. East along said center line of private road 134 feet to the point of beginning, containing 1 acre, more or less.

Being the same property conveyed to Patrick J. Meyer and Mary Jane Meyer by Quitclaim Deed from Mary Jane Meyer formerly know Mary Jane Spencer Meyer, married, dated 12/23/2005 and record 01/06/2006, of record in Instrument No. 20060106-0002210, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Mary Jane Spencer Meyer by Quitclaim Deed from Thomas Lloyd Spencer, dated 09/29/1992 and recorded 12/23/1992, of record in Book 8765, Page 478, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Thomas Lloyd Spencer and wife, Mary Jane Spencer, by Quitclaim Deed from Mary Jane (Gentry) Spencer being the same person as Mary Jane Gentry, dated 07/06/1983 and recorded 07/14/1983, of record in Book 6095, Page 133, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Mary Jane Gentry by Installment Deed from Grady P. Ghee and wife, Era Bennett Ghee, dated 05/5/1976 and recorded 05/10/1976, of record in Book 5022, Page 499, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2019 and subsequent years, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2959 Baby Ruth Lane, Antioch, TN 37013

(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 28th day of August, 2019.

Patrick J. Meyer

Mary Jane Meyer

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patrick J. Meyer and Mary Jane Meyer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of August, 2019.

Notary Public:
My Commission Expires: 5-17-21

MARILYN C. NEWMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mount Juliet, TN 37122**