# WARRANTY DEED

R-BMR-19-1408

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/7/23 (AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Terris C. Meadors** | new owner | |
| (NAME) | (NAME) | **155-08-0C-112.00** |
| **1408 Calloway Court** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37221** | | |
| (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 consideration, the receipt of which is hereby acknowledged, **CHARLES FRANKLIN STEPHENS, MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TERRIS C. MEADORS, MARRIED**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Poplar Creek Estates, Phase 2 of record in Plat Book 6900, Pages 339-347, as amended in Plat Book 7900, pages 888 & 889, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elisa B. Stephens by Warranty deed from Virginia Price, unmarried of record in Instrument No. 20070601-0065432 Register's Office for Davidson County, Tennessee, dated May 29, 2007 and recorded on June 1, 2007.

Elisa B. Stephens, also known as Elisa Binkley Stephens, having since died on April 27, 2018. Charles Franklin Stephens hereby conveys the above-described property as the sole heir of Elisa B Stephens, as evidenced by Affidavit of Heirship of record at Inst. No. 20190904-0088845 and Affidavit of Heirship of record at Inst. No. 20190904-0088846 said Register's Office.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 6900, Page 339-347, as amended in Plat Book 7900, pages 888 & 889, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6474, Page 346, Book 6486, Page 587, Book 6662, Page 433, Book 6804, Page 536, Book 6987, Page 966, Book 7270, Page 648, Book 7964, Page 33 and Book 9472, Page 824, Register's Office for Davidson County, Tennessee.
- Poplar Creek HOA Charter of record in Book 7120, Page 125, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to Common Area of record in Instrument Number 20000508-0046144, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6613, Page 705 and Book 7099, Page 299, in the Register's Office for Davidson County, Tennessee.
- Sewer Line Easement of record in Book 6613, Page 533, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to Homeowners Association of record in Instrument Number 20011017-0113305 and Instrument No. 20000124-0007575, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1408 Calloway Court, Nashville, Tennessee 37221**.

Karen Johnson Davidson County
Batch# 280310 **DEEDWARR**
09/04/2019 08:16:49 AM 2 pgs
Fees: $13.00 Taxes: $1,270.95

20190904-0088847

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 hand(s) this the 30th DAY OF AUGUST, 2019.

Charles Franklin Stephens

Desire Stephens

Desire Stephens, spouse of Charles Franklin Stephens, hereby joins in this conveyance and does transfer and convey any and all marital interest Desire Stephens may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES FRANKLIN STEPHENS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of August, 2019.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DESIRE STEPHENS, the within named bargainor, 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 and official seal, this the 30th of August, 2019.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212