THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190822303** Karen Johnson Davidson County Batch# 294544 DEEDWARR 10/02/2019 09:29:05 AM 2 pgs Fees: $13.00 Taxes: $2,016.13 20191002-0100434	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $544,900.00. Affiant Subscribed and sworn to before me, this 27th day of September, 2019. ELIZABETH G. COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY Notary Public My Commission Expires: 9/20/20

WARRANTY DEED

Address New Owner: Ezekiel D. Pirtle and Amber Ryan Watson 609 49th Avenue North B Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 09111027800 (Parent Parce

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shawn Meehan** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ezekiel D. Pirtle and Amber Ryan Watson, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 22, Block 97, PLAN NO. 1 WEST NASHVILLE, as shown on plat of record in Plat Book 57, Pages 74 and 75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Quitclaim Deed to Re-Establish Lots from Shawn Meehan, married to Shawn Meehan, married, as recorded on the 2nd day of April, 2019 in Instrument No. 20190402-0029878; part of Warranty Deed from Wilda June Kirkpatrick, Carl E. Weatherly, Jr., Wanda Story, and Gloria Shope, being devisees under the Last Will and Testament of Mildred L. Williams, and Carl E. Weatherly, Jr., Sheila Pillow, Ronnie Weatherly, and Sammie Joyce Vanatta, being the Heirs at Law of Ernestine Weatherly, deceased devisee, under the Last Will and Testament of Mildred L. Williams to Shawn Meehan, married, as recorded on the 2nd day of April, 2019 in Instrument No. 20190402-0029877; part of Warranty Deed from Maude Hooper Cullum, Morgan G. Hooper, and J.B. Cox, James Watkins Cox, Eva Cox, Pearson, Vera Mai Cox, Elizabeth Cox Patton, Benjamin Gordon Cox, Jerry Cox, William Jordan Cox, and Allison Cox, all surviving heirs of Hettie Hooper Cox, being the sole surviving heirs of J.N. Hooper, deceased to S.N. Williams and wife, Mildred Lucile Williams, as recorded on the 6th day of February, 1941 in Deed Book 1151, Page 649; also see Affidavit of Heirship in Instrument No. 20040120-0007559; Last Will and Testament of Mildred L. Williams in Instrument No. 20040120-0007560; Probate Docket #04P-68 and Affidavit of Heirship as to the heirs at law of Ernestine Weatherly a/k/a Dorothy Ernestine Weatherly in Instrument No. 20180927-0095808, in the Register's Office of Davidson County, Tennessee.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN NO. 1 WEST NASHVILLE, as recorded in Plat Book 57, Page(s) 74 and 75, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 609 49th Avenue North B Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of September, 2019.

Shawn Meehan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shawn Meehan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of September, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022