This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW19280

Karen Johnson Davidson County
Batch# 296821 DEEDWARR
10/07/2019 10:22:10 AM 2 pgs
Fees: $13.00 Taxes: $11,470.00
20191007-0102336

Send Tax Bills To:
Mark Steven Meadows
8120 Sawyer Brown Road
Suite #109
Nashville, Tennessee 37221

New Owner is:
Mark Steven Meadows
8120 Sawyer Brown Road
Suite #109
Nashville, Tennessee 37221

MAP and PARCEL:
71-14-381

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Sharon Kay Story, Trustee of the Meadows Community Property Trust dated August 5, 2014**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Mark Steven Meadows**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2, on the plan of River Shore Industrial Park, as of record in Book 4460, Page 152, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James D. Meadows, an individual, d/b/a Meadows Excavating and Landscaping Co., and Mark Steven Meadows, an individual by Warranty deed from Jennie Vanetta Brown, a married person and Jennie Vanetta Carter, an unmarried person of record in Book 7239, page 637, Register's Office for Davidson County, Tennessee, dated May 13, 1987 and recorded on May 18, 1987.

Donald Meadows died on February 11, 2016 and his will is probated in the Probate Court for Dickson County, Tennessee Docket number 03-16-029-P. Pursuant to that will the within described property was conveyed to the Meadows Community Property Trust dated August 5, 2014. Trustees of this trust were James Donald Meadows and Mary Helen Meadows. Following the death of James Donald Meadows, Mary Helen Meadows resigned as trustee effective September 14, 2016 and Sharon Kay Story became the sole trustee pursuant to the terms of the trust instrument. Grantor herein is the current and sole Trustee of the Meadows Community Property Trust dated August 5, 2015.

This conveyance is subject to:
1. All matters shown on the plan of record in plat book 4460, page 152, Register's Office for Davidson County, Tennessee.
2. Agreement for dedication of easement for sanitary sewers and storm drainage in book 4017 page 404 and book 4008, page 220, Register's Office of Davidson County, Tennessee.
3. Easement granted to USA with regard to the Cheatham lock and dam project as set out in book 2175 page 445, Register's Office for Davidson County, Tennessee.

PROPERTY ADDRESS: 1326 Baptist World Center Dr Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor covenants with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and has a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor further covenants and binds the grantor and Grantor's heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 3rd day of October, 2019.

GRANTOR:
MEADOWS COMMUNITY PROPERTY TRUST dated August 5, 2014

By: Sharon Kay Story, Trustee

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Sharon Kay Story,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the **Trustee** of the **Meadows Community Property Trust dated August 5, 2014,** the within named bargainor, and that she as such **Trustee,** executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and seal on this the 3rd day of October, 2019.

Patricia F. Skrivanek
NOTARY PUBLIC
My Commission Expires: 7-9-2022

PATRICIA F. SKRIVANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 9, 2022

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $3,100,000.00.

Affiant

SWORN TO and subscribed before me this 3rd day of October, 2019.

Patricia F. Skrivanek
NOTARY PUBLIC
My Commission Expires: 7-9-2022

PATRICIA F. SKRIVANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 9, 2022