Karen Johnson Davidson County
Batch# 297315 DEEDWARR
10/07/2019 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20191007-0102594

Warranty Deed

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $355,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of October, 2019.

Notary Public

My commission expires 12/15/21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Matthew Thomas Meriweather	New Owner	072-11-3E-002.00-CO
2221 Burns Street		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **LAUREN JADE BEAZLEY, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW THOMAS MERIWEATHER**, *and Popja Navnit Sangani, husband and wife,, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B of 2219 and 2221 Burns Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 2219 and 2221 Burns Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160527-0053772 and as amended in Instrument No. 20180424-0038593, Register' s Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 2219 and 2221 Burns Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit " B" to said Declaration appearing in Instrument No. 20160527-0053772 and as amended in Instrument No. 20180424-0038593, and Bylaws appended thereto as Exhibit " C" , said Register' s Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Nashville Building Group LLC by Warranty deed from Willie L. Anderson and Kimberly Dawn Anderson, husband and wife of record in Instrument No. 20160504-0043861 Register's Office for Davidson County, Tennessee, dated May 02, 2016 and recorded on May 04, 2016.

Being a portion of the same property conveyed to Nashville Building Group LLC by Quitclaim deed from Nashville Building Group LLC of record in Instrument No. 20160525-0052623 Register's Office for Davidson County, Tennessee, dated May 24, 2016 and recorded on May 25, 2016.

Being the same property conveyed to Lauren Jade Beazley, a single woman by Warranty deed from Nashville Building Group, LLC of record in Instrument No. 20180503-0042193 Register's Office for Davidson County, Tennessee, dated May 02, 2018 and recorded on May 03, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2221 Burns Street, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of October, 2019.

Lauren Jade Beazley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY