Karen Johnson Davidson County
Batch# 309776 DEEDWARR
11/01/2019 03:30:34 PM 4 pgs
Fees: $23.00 Taxes: $832.50
20191101-0112858

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW19599

Send Tax Bills To:
new owner

New Owner is:
Randall Haley and Martha Butterfield
2119 Westwood Avenue
Nashville, TN 37212

MAP: 071-14-0-093.00
PARCEL:

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, **Steve Meadows (aka, Mark Steven Meadows) and 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 **Randall Haley and Martha Butterfield, husband and wife**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 1331 Baptist World Center, Nashville, TN 37212

Land in Davidson County, Tennessee, being Lot No. 21, that part of a 10-foot alley southeast of said lot, and the part of the Old Tollgate lot southeast of said alley, on the Plan of Weakley and Dodd's Subdivision of Lot No. 17 in Brooklyn, as of record in Book 57, page 126, Register's Office for said County.

Beginning on the northerly margin of White Creek Pike 100 feet east of the easterly margin of Weakley Avenue; thence with the northerly margin of said Pike, eastwardly 50 feet to the southeast corner of the property conveyed to Clyde Foster and wife by deed from William H. Pilkerton and wife, of record in Book 645, page 382, said Register's Office; thence with Foster's westerly line, northwardly 150 feet to the southerly margin of an alley; thence with said alley westwardly 50 feet to the corner of Lots Nos 20 and 21; thence with the line between said two lots southwardly 150 feet to the beginning.

BEING the same property conveyed to Steve Meadows and Donald Meadows, by Warranty Deed from Leslie Bowden and wife, Earline Bowden, dated 8/28/1987 and recorded 9/1/1987 in Book 7340, Page 949, in the Register's Office of Davidson County, Tennessee.

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, Sharon Kay Story, herein is the current and sole Trustee of the Meadows Community Property Trust dated August 5, 2014. Donald Meadows and James Donald Meadows, are one and the same person.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-BW-19-1331

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, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have 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 does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29th day of October, 2019.

GRANTOR:

Mark Steven Meadows by Jennifer Thompson as attorney in Fact

Mark Steven Meadows by Jennifer Thompson,
as Attorney in Fact

MEADOWS COMMUNITY PROPERTY TRUST dated August 5, 2014

By: Sharon Kay Story, Trustee

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Jennifer Thompson**, with whom I am personally acquainted, and to me known to be the person who executed the foregoing (DEED) instrument and/on behalf of **Mark Steven Meadows** and who acknowledged that she executed the same as free act and deed of the said **Mark Steven Meadows** and for the purpose therein contained by virtue of the one certain Power of Attorney duly executed by the said **Mark Steven Meadows** and appearing of record in Record Book _____, Page _____, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 29th day of October, 2019.

Notary Public

My Commission Expires: 10-11-2021

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

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, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have 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 does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29th day of October, 2019.

GRANTOR:

Mark Steven Meadows by Jennifer Thompson, as Attorney in Fact

MEADOWS COMMUNITY PROPERTY TRUST dated August 5, 2014

By: Sharon Kay Story, Trustee

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Jennifer Thompson**, with whom I am personally acquainted, and to me known to be the person who executed the foregoing (DEED) instrument and/on behalf of **Mark Steven Meadows** and who acknowledged that she executed the same as free act and deed of the said **Mark Steven Meadows** and for the purpose therein contained by virtue of the one certain Power of Attorney duly executed by the said **Mark Steven Meadows** and appearing of record in Record Book _____, Page _____, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the ____ day of_____, 2019.

Notary Public

My Commission Expires: _____

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 K. 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 29th 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 $225,000.00.

Affiant

SWORN TO and subscribed before me this 29th 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