THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 191023066

Karen Johnson Davidson County
Batch# 309970 **DEEDWARR**
11/04/2019 09:02:18 AM 2 pgs
Fees: $13.00 Taxes: $2,016.13
20191104-0113098

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $544,900.00

AGENT FOR GRANTEE

Affiant

Subscribed and sworn to before me, this 31st day of October, 2019.

JAMIE A. FOLK STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public
My Commission Expires: 8-23-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Harold Scott Dulaney and Lou Anne Dulaney 609 49th Avenue North A Nashville TN 37209	New Owner	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 **Harold Scott Dulaney and Lou Anne Dulaney, 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 20, 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 Deed from Maude Hooper Cullum, Morgan G. Hooper, and J.B. Cox, James Watkins Cox, Eva Cox, Pearson Vera Mai Cox, Elixabeth 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; SN Williams having since died in 1981; also see Affidavit of Heirship recorded in Instrument No. 20040120-0007559; Last Will and Testament of Mildred L. Williams recorded in Instrument No. 20040120-0007560; Probate in Docket No. 04P-68 and Affidavit of Heirship as to the heirs at law of Ernestine Weatherly a/k/a Dorothy Ernestine Weatherly recorded 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 2020 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 A 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 31st day of October, 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 31st day of October, 2019.

Notary Public

My Commission Expires: _____

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