Karen Johnson Davidson County
Batch# 314646 DEEDWARR
11/12/2019 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $2,108.63
20191112-0116623

SolmonParks File No. 19-000258-528

KELLY JEAN BIERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $569,900.00. Affiant Subscribed and sworn to before me, this 5th day of November, 2019. Notary Public My commission expires: May 9, 2021

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Geoffrey Patterson and Anne Claire Patterson	Geoffrey Patterson and Anne Claire Patterson	091-11-0-482.00
5210 Indiana Avenue C	5210 Indiana Avenue C	
Nashville, TN 37209	Nashville, TN 37209	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Dennis M. Meehan, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Geoffrey Patterson and Anne Claire Patterson, Husband and Wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Nashville County, Tennessee, described as follows, to-wit:

Land in Davidson County, Being Lot No. 1121 in Block 160, in Plan No. One of West Nashville, which is plan of record in Book 57, Pages 74 and 75 R.O.D.C. Tennessee.

Said lot No. 1121 fronts 25 feet on the Northerly side of Indiana Avenue and extends back between parallel lines 150 feet to an alley, showing on said alley 25 feet.

Being a portion of the same property conveyed to Sam David Jones and wife, Mary Ann Jones by Installment deed from Emmie Snow Jones, a widow of record in Book 4451, page 85 Register's Office for Davidson County, Tennessee, dated September 11, 1970 and recorded on October 09, 1970. (Value or consideration as shown in aforementioned deed $6,501.00.)

Being a portion of the same property conveyed to Dennis M. Meehan, married by Warranty deed from Mary Ann Jones, a widow of record in Instrument No. 20190502-0040761 Register's Office for Davidson County, Tennessee, dated April 30, 2019 and recorded on May 02, 2019. (Value or consideration as shown in aforementioned deed $415,000.00.)

Being a portion of the same property conveyed to Dennis M. Meehan, married by Quitclaim deed from Dennis M. Meehan, married of record in Instrument No. 20190502-0040762 Register's Office for Davidson County, Tennessee, dated April 30, 2019 and recorded on May 02, 2019. (Value or consideration as shown in aforementioned deed $0.00.) Being also known as 5210 Indiana Avenue C Nashville, TN 37209.

This is improved known as **5210 Indiana Avenue C, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Nashville County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 5th day of November, 2019.

Dennis M. Meehan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Dennis M. Meehan, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 5th day of November, 2019.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 19-000258-528

SP 11/2015

Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Emily Betts, a notary public for this county and state, John W. Bishop 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:

Notary's Seal (If on paper)

EMILY BETTS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires FEB 9, 2023