WARRANTY DEED

Karen Johnson Davidson County
Batch# 315737 DEEDWARR
11/14/2019 02:43:31 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20191114-0117652

G-VRES-19-5260

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-02-2022

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Renate K Meier and Jason B Meier	new owner	
(NAME)	(NAME)	**161-10-0B-020.00-CO**
5308 Greystoke Dr		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TONYA J. LONG, TRUSTEE OF THE TONYA J. LONG TRUST DATED JANUARY 22, 2016,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RENATE K MEIER AND JASON B MEIER, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 211 on the Plan of Phase Five, Villages of Brentwood of record in Plat Book 6900, Page 896, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tonya J. Long, Trustee of the Tonya J. Long Trust dated January 22, 2016 by Quitclaim deed from Tonya J. Long of record in Instrument No. 20180206-0011850 Register's Office for Davidson County, Tennessee, dated January 31, 2018 and recorded on February 06, 2018. Being the same property conveyed to Tonya J. Long, unmarried by Warranty deed from Martha Bourne Smith, unmarried of record in Instrument No. 20080324-0029275 Register's Office for Davidson County, Tennessee, dated February 25, 2008 and recorded on March 24, 2008.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 896, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6143, Page 11, Book 6398, page 495, Book 7231, page 789 and Book 7834, page 676, Register's Office for Davidson County, Tennessee.
- By-Laws appended to restrictions of record in Book 7231, Page 809, in the Register's Office for Davidson County, Tennessee.

- Charter of HOA of record in Book 6158, Page 352, Book 7599, page 914, Book 7925, page 41, Book 7936, page 332, Book 8152, page 927 and Book 8163, page 593, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Common areas of record in Book 7397, Page 382 and Book 7397, page 384, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5260 Village Trace, Nashville, Tennessee 37211**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this the 1st DAY OF NOVEMBER, 2019.

Tonya J. Long Trust dated January 22, 2016

BY: _____
Tonya J. Long
Trustee

STATE OF California
COUNTY OF Santa Clara

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TONYA J. LONG, TRUSTEE of TONYA J. LONG TRUST DATED JANUARY 22, 2016, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 1 of November, 2019.

_____
Notary Public
My Commission Expires: Nov. 13, 2020
(SEAL)

JENNIFER LIGON
Notary Public - California
Santa Clara County
Commission # 2171809
My Comm. Expires Nov 13, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212