Karen Johnson Davidson County
Batch# 316954 DEEDWARR
11/18/2019 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20191118-0118669

**Prepared By & Return To:**
Tennessee Title Services, LLC
720A South Church Street
Murfreesboro, TN 37130
M19-0048

STATE OF TENNESSEE
COUNTY OF ~~Rutherford~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of November, 2019

Notary Public

Commission Expires: 12/15/2021

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12.15.2021 COUNTY OF WILLIAMSON

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Kallie Dreher and Lucas Dreher<br>1113A Lischey<br>Nashville, TN 37207 | New Owner | 082-03-0-441.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Christopher Allen Meek and Rachel Clifton, husband and wife,**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Kallie Dreher and Lucas Dreher, wife and husband**

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 11 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, 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 Christopher Allen Meek, an unmarried man, and Rachel Clifton, an unmarried woman, joint tenants by Warranty deed from D219, LLC of record in Instrument No. 20150702-0064502 Register's Office for Davidson County, Tennessee, dated June 30, 2015 and recorded on July 02, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1113A Lischey, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the

lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of November, 2019.

Christopher Allen Meek by Rachel Clifton, his Attorney-In-Fact

Christopher Allen Meek by Rachel Clifton, his Attorney-In-Fact

Rachel Clifton

Rachel Clifton

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Rachel Clifton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Christopher Allen Meek and that she is authorized by Christopher Allen Meek to execute this instrument on her behalf by virtue of a Power of Attorney of record in Instrument _201911180118668___, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 14th day of November, 2019.

SHEILA K. REBURN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public at Large
My commission expires: 2-27-21

# True Copy Certification

I, **Jennifer L. Pennell**, 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 Dickson

Personally appeared before me, **Rebecca D. Pierce,** a notary public for this county and state, **Jennifer L. Pennell** 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: 1/26/2020

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020