Karen Johnson Davidson County
Batch# 358140 DEEDWARR
02/13/2020 02:15:01 PM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20200213-0016781

GENERAL WARRANTY DEED

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel:**
Dennis Meehan	**New Owners**	**116-08-0-003.00**

State of ~~Tennessee~~
County of Davidson

The actual consideration or value for this transfer, whichever is greater, is **$450,000.00**.

Affiant

Sworn to and subscribed before me this 7th day of February, 2020.

Notary Public

My commission expires: _____

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **JULIE LOOMIS AND OWEN LOOMIS, wife and husband** (collectively, the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **DENNIS MEEHAN** (the "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is improved property known as **177 Woodmont Boulevard, Nashville, Davidson County, Tennessee.**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-KO-20-171

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 7th day of February 2020.

GRANTOR:

Julie Loomis
JULIE LOOMIS

Owen Loomis
OWEN LOOMIS

STATE OF TENNESSEE
COUNTY OF Williamson

On this 7th day of February, 2020, before me personally appeared Julie Loomis and Owen Loomis, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand, at office, this 7th day of February, 2020.

Notary Public

My Commission Expires: 10-3-2020

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being southerly 20 feet of the easterly 200 feet of Lot No. 154 and the northerly 40 feet of the easterly 200 feet of Lot No. 155, as shown on the map entitled the Plan of Kenner Manor Land Company's 2nd Subdivision of the Kenner Tract, of record in Book 421, page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said parts of Lot Nos. 154 and 155 front together 60 feet on the westerly side of Woodmont Avenue and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to JULIE LOOMIS AND OWEN LOOMIS, WIFE AND HUSBAND, by deed from ROGER C. WALKER AND DONNA J. WALKER A/K/A DONNA C. WALKER, HUSBAND AND WIFE, of record in Instrument No. 20190904-008895, dated August 26, 2019, said Register's Office.

Exhibit B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 116-08-0-003.00.

2. Matters shown on the Plan of record in Book 421, page 100, said Register's Office.