WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 4/10/2022
(AFFIX SEAL)

J-RMX-20-2116

WILLIAM DANIEL LITTLE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES APRIL 10, 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)
Joseph Davis and Jordan Holden	Fairway Independent Mtg.	
(NAME)	(NAME)	
2116 Pontotoc Avenue	4201 Marsh Ln.	083-03-0082.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Carrollton, Tx 75007	
(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, **MERIDIAN CAPITAL GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH DAVIS AND JORDAN HOLDEN, HUSBAND AND WIFE,** 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. 28 on the Plan of Plat of Pontotoc Subdivision of record in Plat Book 547, Page 113, 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 Meridian Capital Group, LLC by Substitute Trustee's deed from David G. Mangum, Substitute Trustee of record in Instrument No. 20190729-0074350 Register's Office for Davidson County, Tennessee, dated July 26, 2019 and recorded on July 29, 2019.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 113, 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: **2116 Pontotoc Avenue, Nashville, Tennessee 37206**.

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.

Karen Johnson Davidson County
Batch# 359451 **DEEDWARR**
02/18/2020 10:16:38 AM 2 pgs
Fees: $13.00 Taxes: $2,127.50

20200218-0017729

Witness my/our hand(s) this the 14th DAY OF FEBRUARY, 2020.

Meridian Capital Group, LLC

BY: _____
Neal Lampley
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NEAL LAMPLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGING MEMBER of MERIDIAN CAPITAL GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th of February, 2020.

_____
Notary Public
My Commission Expires: 4/10/2022
(SEAL)

WILLIAM DANIEL LITTLE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES APRIL 10, 2022

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