RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 362403 **DEEDWARR**
02/24/2020 12:05:09 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20200224-0020194

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of February, 2020.

NOTARY PUBLIC

My commission expires: 1/3/23

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew J. Meyer and Jessica M. Meyer 802 Barbara Drive Madison, TN 37115	Studio Bank, 124 12th Avenue South. Suite 400 Nashville, TN 37203	051-03-0-084.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Eighty Five Thousand and 00/100 Dollars ($385,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **WILLIAM H. CHANEY, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MATTHEW J. MEYER AND JESSICA M. MEYER, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 100, as shown on the map entitled Pleasant Acres, Section Two, of record in Plat Book 2133, Page 75, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being that same property conveyed to William H. Chaney, married by Warranty Deed from Elizabeth A. Holland a/k/a Elizabeth G. Holland, unmarried, dated 09/28/2018 and recorded in Instrument No. 20181002-0097919, Register's Office for Davidson County, Tennessee. The said Kathrine Chaney joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: U-RES-20-802

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 20th day of February, 2020.

WILLIAM H. CHANEY

KATHRINE CHANEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, William H. Chaney and Kathrine Chaney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20th day of February, 2020.

Notary Public

David Webber
Printed Notary Name

My commission expires: 11/16/2020

DAVID P WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/16/2022
COUNTY OF DAVIDSON