THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 20-2182
Parcel ID: 104-05-0-100

Property Address:
3506 Murphy Road, Nashville, TN 37205

Karen Johnson Davidson County
Batch# 365067 **DEEDWARR**
02/28/2020 03:17:10 PM 2 pgs
Fees: $13.00 Taxes: $2,425.35

20200228-0022595

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:

New Owner

Address of New Owner:
William L. Meason III & Emilie B. Meason
3506 Murphy Rd
Nashville, TN 37205

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **R. WAYNE FRANCIS, a married man,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **WILLIAM L. MEASON, III and EMILIE B. MEASON, husband and wife**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot. No. 11 on the Map of Hardison and Young's Lots in West End Park, being subdivision Lots 41, 42, 43, 44, 45, 46, 47 and 48, inclusive, of original Plat of West End Park, as of record in Book 421, Page 190, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to R. WAYNE FRANCIS by Deed dated December 22, 2017 from MARY THOM VANDERCOOK, recorded January 9, 2018, in Instrument Number 20180109-0002657, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 3506 Murphy Road, Nashville, TN 37205.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2020 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 421, page 190, Register's Office for Davidson County, Tennessee.

3. Right-of-way easement as contained in Book 602, page 106, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions of record in Book 6859, page 716, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

SHEENA MERCEDES FRANCIS, wife of R. WAYNE FRANCIS joins in this conveyance for the purpose of relinquishing any right, title or interest she may have in said real estate by virtue of her marriage to R. WAYNE FRANCIS.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VREF-20-3506

IN TESTIMONY WHEREOF, We have hereunto set our signatures, this 26 day of February, 2020.

R. WAYNE FRANCIS

SHEENA MERCEDES FRANCIS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named R. WAYNE FRANCIS, and wife SHEENA MERCEDES FRANCIS with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 26 day of February, 2020.

Notary Public



My Commission Expires:
2-4-23

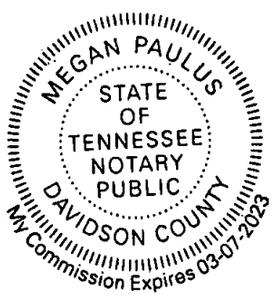
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $655,500.00.

Affiant

SWORN TO and subscribed before me on this 26th day of February, 2020.

Notary Public



My Commission Expires:
3/7/23