Karen Johnson Davidson County
Batch# 433204 DEEDWARR
07/08/2020 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,830.50
20200708-0074046

G#33079-2

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$765,000.00.** Affiant Subscribed and sworn to before me, this the 24th day of April, 2020. Notary Public My commission expires: 11-16-22 (AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Russell Meade II and Elise Meade	New Owner	**132O 10 A 009 00 CO**
1037 Saint Andrews Place		
Nashville, TN 37204		

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

Ralph R. Prather and Paula H. Prather, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Russell Meade II and Elise Meade, husband and wife

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. 9 on the Plan of St. Andrews Place, of record in Plat Book 6250, Page 909, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Ralph R. Prather and Paula H. Prather, husband and wife, by Warranty Deed dated May 14, 2018, from Jennifer B. Broad FKA Jennifer L. Blount, married, of record in Instrument No. 20180514-0046034, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Ralph R. Prather and wife, Paula H. Prather, pursuant to a Specific Power of Attorney executed by them on the 6th day of April, 2020, of record in Instrument No. _____202007080074045_____, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 6250, Page 909, Register's Office for Davidson County, Tennessee;

2) Sanitary Sewer and/or Storm Drainage Easement, Water Mains, Pumps, and Appurtenances of record in Instrument No. 20061127-0145857, Register's Office for Davidson County, Tennessee;

3) Restrictive Covenants contained in instrument of record in Book 6658, Page 135, Register's Office for Davidson County, Tennessee;

4) Declaration of Covenants, Conditions and Restrictions of St. Andrews Place, of record in Book 6856, Page 843, and By-Laws appended thereto, and as amended in Book 7085, Page 528, and in Instrument No. 20180426-0039231, Register's Office for Davidson County, Tennessee;

5) St. Andrews Place Leasing Rules, of record in Instrument No. 20120531-0047004, Register's Office for Davidson County, Tennessee;

6) St. Andrews Place Parking Rules, of record in Instrument No. 20120531-0047005, Register's Office for Davidson County, Tennessee;

7) Charter of St. Andrews Place Homeowners Association, Inc., of record in Book 6882, Page 474, and in Book 8627, Page 139, said Register's Office;

8) Easements as set out in the contract to Nashville Water Company, Inc., of record in Book 1141, Page 378, said Register's Office;

9) Easement for Gas Line of record in Book 1848, Page 460, said Register's Office;

10) Storm Water Detention Agreement of record in Book 6737, Page 867, Register's Office for Davidson County, Tennessee.

11) Deed of Easement for Ingress and Egress of record in Book 7342, Page 549, said Register's Office; and,

12) Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.

This is improved property, known as: **1037 Saint Andrews Place, Nashville, TN 37204**.

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 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **24th day** of **April, 2020.**

Ralph R. Prather BY Andrew Wood ATTORNEY IN FACT
Ralph R. Prather By Andrew Wood, Attorney-In-Fact

Paula H. Prather BY Andrew Wood ATTORNEY IN FACT
Paula H. Prather By Andrew Wood, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Andrew Wood,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Ralph R. Prather and Paula H. Prather, husband and wife,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Ralph R. Prather and Paula H. Prather, husband and wife,** for the purpose therein contained, by signing the name of by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **24th day** of **April, 2020.**

Katherine Goodson
Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: Jan. 3, 2023

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022

202007080074046