398

WARRANTY DEED

Karen Johnson Davidson County
Batch# 441677 **DEEDWARR**
07/21/2020 01:45:30 PM 2 pgs
Fees: $13.00 Taxes: $943.50

20200721-0080103

O-RF-20-4061

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/6/22

(AFFIX SEAL)

ANGELA POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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)
Jeffrey S. Carey	Lending Hand Mortgage	
(NAME)	(NAME)	
4061 Calumet Drive	116 East Cedar Street	**150-14-0A-020.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Goodlettsville, TN 37072	
(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, **JONATHAN MEADOR, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY S. CAREY, A SINGLE MAN** 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. 20 on the Plan of Calumet - Phase One of record in Plat Book 6900, Page 649, amended in Book 6900, Page 673, 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 Jonathan Meador , an unmarried man by Warranty deed from Mark Century and LaTonya Century f/k/a LaTonya Thorpe, husband and wife of record in Instrument No. 20180326-0027900 Register's Office for Davidson County, Tennessee, dated March 21, 2018 and recorded on March 26, 2018.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 673, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Boundary Plan of record in Plat Book 6900, Page 649, amended in Book 6900, Page 673, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7566, Page 664 as amended in Book 9751, page 92, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws of Calumet Homeowners Association of record in Book 7566, Page 678 and Book 11356, page 224, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for sanitary sewer of record in Book 7797, Page 469, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for water mains of record in Book 7797, Page 500, Book 8287, Page 15, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed conveying the common open space of record in Book 7570, Page 216, in the Register's Office for Davidson County, Tennessee.
- Charter of Calumet Homeowners Association of record in Book 7572, Page 594 as amended in Book 7682, page 564 and Book 11356, page 218, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4061 Calumet Drive, Antioch, Tennessee 37013**.

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.

Witness my/our hand(s) this the 15 DAY OF JULY, 2020.

Jonathan Meador

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN MEADOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of July, 2020.

Notary Public
My Commission Expires: 5/3/24
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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