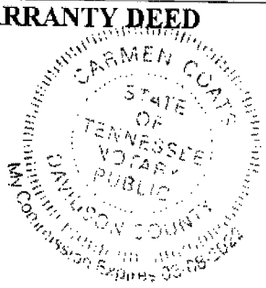
Karen Johnson Davidson County
Batch# 441918 DEEDWARR
07/22/2020 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $3,293.00
20200722-0080405

WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$890,000.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of July, 2020.

Carmen Coats
Notary Public

My commission expires: _____
(AFFIX SEAL)

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
Nathan B. Erwin **Emory Hopson Erwin**	**New Owner**	**Map 106-06-0 Parcel 026.00**
5333 Forest Acres Drive		
Nashville, TN 37220		

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,

Joseph P. Meko, and wife, Jennifer B. Meko

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

Nathan B. Erwin and Emory Hopson Erwin, 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. 229 on the Plan of Section One, Oak Hill Estates, of record in Plat Book 3700, Pages 118-120, 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 Joseph P. Meko and wife, Jennifer B. Meko, by Warranty Deed dated May 28, 2004 from Bison Partners, a Tennessee limited liability company, of record in Instrument No. 20040601-0063457, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 3700, Pages 118-120, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 7681, Page 242, Register's Office for Davidson County, Tennessee. (3) Deed of Conveyance to Metropolitan Government for Water Main of record in Book 4385, Page 463, said Register's Office. (4) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X_) Unimproved (____) property, known as **5333 Forest Acres Drive, Nashville, TN 37220**

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 **15th** day of **July, 2020.**

Joseph P. Meko

Jennifer B. Meko by Joseph P. Meko, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Joseph P. Meko,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **July, 2020.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/17/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of July, 2020, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Joseph P. Meko**, 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 **Jennifer B. Meko** 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 **Jennifer B. Meko**, for the purpose therein contained, by signing the name of **Jennifer B. Meko,** by himself as Attorney-in-Fact. Witness my hand and official seal.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **July, 2020.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/17/21

True Copy Certification

I, **Angie Lawless**, 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 **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022