WARRANTY DEED



W-SB-MR-20-036-037-038-039

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 3-7-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 449576 **DEEDWARR**
08/04/2020 01:35:54 PM 3 pgs
Fees: $18.00 Taxes: $925.00

20200804-0086219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
The Meadows Community Property Trust dated August 5, 2014	**New Owner**	
(NAME)	(NAME)	**102-00-0-036.00** **102-00-0-037.00** **102-00-0-038.00** **102-00-0-039.00**
2105 Claylick Road		
(ADDRESS)	(ADDRESS)	
White Bluff, TN 37187		
(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, **MARK S. MEADOWS AND SHARON K. STORY, TRUSTEE OF THE MEADOWS COMMUNITY PROPERTY TRUST DATED AUGUST 5, 2014,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHARON K. STORY, TRUSTEE OF THE MEADOWS COMMUNITY PROPERTY TRUST DATED AUGUST 5, 2014,** 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, described as follows:

Tract One: Parcel 36.00
Being a part of Lot No. 1, on the plan of the real estate of W. E. Watkins as of record in Book 21, Page 98, Register's Office of Davidson County, Tennessee, described as follows: Beginning on the southerly margin of River Road, at the northwest corner of the property conveyed to the Third National Bank in Nashville, conservator, by deed from Grace Moon Johnson, of record in Book 4042, Page 298, said Register's Office; thence with said "Banks" westerly line, Southwardly 210 feet to a point in the line of Nell Williams Scott; thence Westwardly 50 feet; thence Northwardly 210 feet to the southerly margin of River Road; thence with said road, Easterly 50 feet to the point of beginning.

Tract Two: Parcel 37.00
Being part of Lot No. 1, on the plan of the real estate of W. E. Watkins as of record in Book 21, Page 98, Register's Office of Davidson County, Tennessee, described as follows: Beginning on the southerly margin of River Road, at the northwest corner of Tract No. 1, conveyed to Nell Williams by Deed form W. J. Stephens and wife, of record in Book 1011, Page 378, said Register's Office; thence with Williams' westerly line, Southwardly 228 feet to her southwest corner; thence Westwardly 141 feet; thence Northwardly 228 feet to the southerly margin of said Road; thence with said Road, Eastwardly 141 feet to the point of beginning.

Tract Three: Parcel 38.00
Beginning at a point on the southerly margin of River Road, at the northeast corner of the property conveyed to Marie Jane Richardson, by Deed from Nell Williams, of record in Book 1341, Page 510, said Register's Office; thence with Richardson's easterly line, Southwardly 228 feet to the northerly line of Williams property; thence Eastwardly 126-1/2 feet to the westerly line of Davidson's property; thence with Davidson's westerly line, Northwardly 228 feet to the southerly margin of River Road; thence with the southerly margin of River Road, Westwardly 126-1/2 feet to the point of beginning.

Tract Four: Parcel 39.00
Being part of the William E. Watkins Subdivision, more particularly described as follows: Beginning at the northeast corner of a tract of land now belonging to Langford and Richardson, joining the land of Jesse Davidson and running South with the line of Jesse Davidson's land, 470 feet to an old rock fence; thence Southwest with said rock fence, 290 feet to a point; thence North 500 feet to the southwest corner of Langford and Richardson; thence East 290 feet to the point of beginning.

Being the same property conveyed to James D. Meadows and Mark S. Meadows by Quitclaim Deed from Robert H. Meadows dated May 24, 1989 and recorded May 25, 1989 in Book 7849, Page 145, Register's Office of Davidson County, Tennessee.

James D. Meadows aka James Donald Meadows having since died on February 11, 2016 and his Will was admitted in Docket No. 03-16-029-P, in the Probate Court of Dickson County, Tennessee. Pursuant to the Will, the within described property was conveyed to the Meadows Community Property Trust dated August 5, 2014. James Donald Meadows and Mary Helen Meadows served as the initial trustees. Following the death of James Donald Meadows, Mary Helen Meadows rsigned as trustee effective September 14, 2016 and Sharon Kay Story became the sole trustee pursuant to terms of the trust instrument.

This conveyance is subject to:
- Taxes for the year 2020.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 98, Register's Office for Davidson County, Tennessee.
- Easement for water mains and appurtenances in Book 6631, Page 73, Register's Office of Davidson County, Tennessee.
- Subject to easement in Book 2040, Page 296, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **0 River Road, Nashville, Tennessee 37209**.

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 31st DAY OF JULY, 2020.

Mark S. Meadows by Jennifer Meadows Thompson, 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, Jennifer Meadows Thompson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARK S. MEADOWS, and who acknowledged he/she/they executed the same as the free act and deed of the said MARK S. MEADOWS.

Witness my hand and official seal, this the 31st of July, 2020.

Notary Public

My Commission Expires: 5.3.21

JEANNIE HARGIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Witness my/our hand(s) this the 31st DAY OF JULY, 2020.

The Meadows Community Property Trust dated August 5, 2014

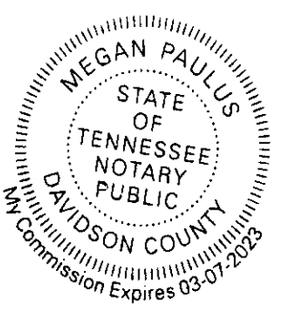
BY: _____
Sharon K. Story
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHARON K. STORY, TRUSTEE of THE MEADOWS COMMUNITY PROPERTY TRUST DATED AUGUST 5, 2014, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 31st of July, 2020.

_____
Notary Public
My Commission Expires: 3/7/23
(SEAL)



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