Karen Johnson Davidson County
Batch# 470810 DEEDWARR
09/04/2020 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,213.60
20200904-0101272

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,000.00.

Julie Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2020.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Miriam Vanthournout and Stephen Vanthournout	Colten Mortgage, LLC	Parcel ID: 084-11-0-082.00
(NAME)	(NAME)	
2224 Selma Avenue	6021 S. Syracuse Way Ste 104	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Greenwood Village, CO 80111	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Michael Meehan, formally unmarried, now a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stephen Vanthournout and Miriam Vanthournout, 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:

Being part of Lot No. 98 on the map of Castlewood Estates, Section II, as of record in Book 2331, Page 91, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Included in the above description but EXPRESSLY EXCLUDED from this conveyance is the property described in the change of lot line deed of record in Book 3180, page 53, Register's Office for Davidson County, TN and more particularly described as follows:

Being a triangular part of Lot 98 on the Plan of Castlewood Estates, Section II, as of record in Book 2331, page 91, Register's Office for Davidson County, Tennessee, described as follows: BEGINNING at an iron pin in the dividing line between Lots 98 and 99, said pin being 54.0' northwardly from the northerly margin of Selma Avenue; thence continuing with the line between said two lots, northwardly 93.0' to an Irion pin; thence eastwardly 16.0' to an iron pin; thence southwardly 88.0' to the point of beginning, containing 0.016 acres, more or less, and being the same real property conveyed to Nathan L. Goodwin and wife, Josephine S. Goodwin by deed from Robert L. Eatherly and wife, Frances B. Eatherly, of record in Book 2808, page 131, Register's Office for said county.

Being the same property conveyed to Michael Meehan, unmarried by Warranty Deed from Andrew L. Tidwell, unmarried, dated September 26, 2008 recorded September 30, 2008, of record in Instrument No. 20080930-0099058 Register's Office for Davidson County, Tennessee.

Stephanie Meehan, spouse of Michael Meehan, joins in the execution of this instrument for the purpose of conveying his/her marital interest, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2224 Selma Avenue, Nashville, TN 37214

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, their heirs and assigns forever; and we do covenant with 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 our hands this 31ST day of AUGUST, 2020

Michael Meehan

Stephanie Meehan

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Michael Meehan and Stephanie Meehan, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

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