Karen Johnson Davidson County
Batch# 473672 DEEDWARR
09/11/2020 08:28:51 AM 2 pgs
Fees: $13.00 Taxes: $1,228.40

20200911-0103536

BK 36

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT200800363

WARRANTY DEED

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 8th day of September, 2020

Notary Public

MY COMMISSION EXPIRES: 9-7-2021

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lydia Caroline McMeekin **408 Rose Hall** **Nashville, TN 37217**	**SAME**	**104-06-0N-408.00 CO**

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

Stephanie Mehr, unmarried woman

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

Lydia Caroline McMeekin, an unmarried woman

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 a certain condominium apartment in Davidson County, Tennessee, being Unit No. 408 of the Rose Hall Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et. seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Rose Hall Condominiums, of record in book 7307, page 760, Register's Office for Davidson county, Tennessee, including without limitation the by-laws appended thereto. Together with the undivided percentage interest in the common elements appurtenant to said unit, as set for in said Master Deed. Reference is hereby made to the Rose Hall Condominium site plan, of record in Book 6900, Page 379, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Stephanie Mehr, by Quitclaim Deed from Pamela S. Mehr, dated 4/27/2012 and recorded 5/4/2012 in Instrument No. 20120504-0038530; and being the same property previously conveyed to Pamela S. Mehr, a married woman, by Warranty Deed from Larry Spinelli, an unmarried man, dated 7/17/2009 and recorded 7/22/2009 in Instrument No. 20090722-0068653, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **408 Rose Hall, Nashville, TN 37217**
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 8th day of September, 2020.

Stephanie Mehr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 8th day of September, 2020.

Commission Expires:_____

Notary Public

