20211037R



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $294,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of February, 2021.

Notary Public

My commission expires: 1-3-22

Karen Johnson Davidson County
Batch# 578804 **DEEDWARR**
02/25/2021 12:02:31 PM 2 pgs
Fees: $13.00 Taxes: $1,087.80

20210225-0023934

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-C-21-732

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Eric Meadows and Taylor Meadows	New Owner	**082-14-0A-144.00-CO**
801 Shelby Ave.		
Nashville, TN 37206		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William Gregory Jones, a married man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric Meadows and wife, Taylor Meadows

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 732 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront 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 Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, Instrument No. 20060518-0058640 and Instrument No. 20150402-0029055, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160, Instrument No. 20051228-0155671, Instrument No. 20060518-0058640 and Instrument No. 20150402-0029055, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to William Gregory Jones and Allison Jones, husband and wife by Warranty deed from Luby Chambul and Denise Chambul, husband and wife of record in Instrument No. 20161005-0105373 Register's Office for Davidson County, Tennessee, dated October 04, 2016 and recorded on October 05, 2016.

Being the same property conveyed to William Gregory Jones, a married man by Quitclaim deed from William Gregory Jones and Allison Jones, husband and wife of record in Instrument No. 20161101-0115588 Register's Office for Davidson County, Tennessee, dated November 01, 2016 and recorded on November 01, 2016.

Grantor's spouse, Alison S. Jones, joins in this instrument to waive rights acquired by marriage and to transfer and convey her interest in the subject property, if any.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_x_) unimproved (__) property known as 732 1st Avenue North, Nashville, TN 37201.

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 HANDS EFFECTIVE AS OF 17th day of February, 2021:

William Gregory Jones by Allison S. Jones Attorney-In-Fact

William Gregory Jones by Allison S. Jones, his Attorney-In-Fact

Allison S. Jones

Allison S. Jones **

** *Allison S. Jones, spouse of William Gregory Jones, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.*

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Allison S. Jones, 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, at office, this the 17th day of February, 2021.

My Commission Expires: 5/18/24

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE	)	**ACKNOWLEDGEMENT FOR**
	)	**SIGNATURE MADE BY**
COUNTY OF WILLIAMSON	)	**ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, Allison S. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for William Gregory Jones ("Principal"), and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 17th day of February, 2021.

My Commission Expires: 5/18/24

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY