39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 978247 DEEDWARR
03/08/2023 12:42:37 PM 2 pgs
Fees: $13.00 Taxes: $8,880.00

20230308-0016728

BS-VIBE-22-1015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/6/24 (AFFIX SEAL)

LYDIA H WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Hunter Graham Williams	US Bank 4801 Frederica Street Owensboro, KY 42301	
(NAME)	(NAME)	**118-13-0-024-00**
1013 Graybar Ln		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204-3212		
(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, **SHAWN MEEHAN, MARRIED, AND AND DENNIS MEEHAN, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES HUNTER GRAHAM WILLIAMS, A MARRIED MAN,** 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 I:

Land in Davidson County, Tennessee, being all of Lot 23 and the Easterly part of Unit "C" of Lot No. 40 on the Map of Section One - Oriental Golf Club Subdivision, as shown on plat of record in Book 1424, Page 10, Register's Office for said County, being more particularly described as follows:

Beginning at a point in the Southerly margin of Graybar Lane, 455.1 feet West of 10th Avenue, South, being the common corner of Lots Nos. 23 and 24; thence with the line between said lots Southerly 171.6 feet to a point; thence Westerly 77.1 feet to a point, in the fine between Units "B" and "C" of Lot No. 40 thence Northerly 172.5 feet to the Southerly margin of Graybar Lane, being the common corner of Lots Nos. 22 and 23; thence with the line of Graybar Lane, Easterly 75 feet to the point of beginning.

Tract II

Land in Davidson County, Tennessee, being a part of the Easterly parts of Lots Nos. 39 and 40, on the Map of Section One - Oriental Golf Club Subdivision, as shown on the plat of record in Book 1424, Page 10, Registers Office for said County, being more particularly described as follows:

Beginning at a point in the line between Lots Nos. 39 and 24, 8 feet North of the common comer of Lots Nos. 34 and 38; thence Northerly along the Westerly line of Lot No. 24 and along the Easterly line of Lots Nos. 39 and 40, 117 feet to a point; thence Westerly 77.5 feet more or less to a point which is 150 feet East of the Easterly margin of a 50-foot unnamed roadway; thence Southerly, parallel to the West line of Lot No. 24, 117 feet to a point which is 8 feet North of the line between Lots Nos. 38 and 39; thence Easterly parallel to said line, 75 feet to the point of beginning.

Being the same property conveyed to Shawn Meehan, married and Dennis Meehan, married by Warranty deed from DGI Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210812-0109055 Register's Office for Davidson County, Tennessee, dated August 09, 2021 and recorded on August 12, 2021.

This conveyance is subject to:
- Taxes for the year 2023, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 10, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1113, Page 646, in the Register's Office for Davidson County, Tennessee

- Easement for Sanitary Sewer, Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20210422-0053984, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1013 Graybar Ln, Nashville, Tennessee 37204-3212**.

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 3 DAY OF MARCH, 2023.

Shawn Meehan

Dennis Meehan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 3rd of March, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 3rd of March, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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