# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/28/02 11:22 2pgs
Fees:13.00 Taxes:549.45

20020328-0038251

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,500.00

James a Ramsey, JR
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MARCH, 2002.

Notary Public

MY COMMISSION EXPIRES: July 16 2002
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Jack Case Wilson Title Associates, LLC, 7100 Executive Center Drive, Ste. 150, Brentwood, Tennessee 37027

B-2718

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James Ramsey Jr. | ABN AMRO Mortgage Group | 146-04-0-152.00 |
| (NAME) | (NAME) | |
| 4809 Briarwood Drive | 2600 W. Big Beaver Road | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Troy, Michigan 48084 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Marynell Meadors and Herbert Louis Meadors Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Ramsey Jr., an unmarried man, 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:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Elysian Meadows Addition, Section 2, as of record in Book 2663, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Herbert L. Meadors, Sr. and wife, Dorothy Dews Meadors by deed from Lawrence F. Harding, Sr. and wife, Kendra V. Harding of record in Book 4917, Page 881, Register's Office Davidson County, Tennessee. Herbert L. Meadors died on 3/22/78 leaving title vested solely in Dorothy Dews Meadors as surviving tenant by the entireties. Dorothy Dews Meadors has since died leaving two Heirs at Law as provided in the Affidavit of Heirship of record in Instrument No. 20011030-0118418.

Marynell Meadors and Herbert Louis Meadors, Jr. execute this instrument as sole Heirs at Law of the Estate of Dorothy Dews Meadors.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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.

unimproved ☐

This is improved ☒ property, known as 4809 Briarwood Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 22nd day of March, 2002.

Marynell Meadors, Executrix

Marynell Meadors, Heir at Law

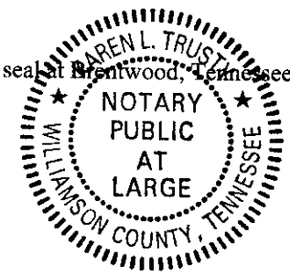
Herbert Louis Meadors Jr., Heir at Law

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marynell Meadors and Herbert Louis Meadors Jr. 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 Brentwood, Tennessee this 22nd day of March, 2002.




Commission expires:

12-29-03

Notary Public

**RETURN TO:**

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027