WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2002.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, Inc., 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ed Meadows	Ed Meadows	91-2-164
(NAME)	(NAME)	
6106 Morrow Road	436 Kinhawk Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville,TN 37211	
(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, Sarah F. Brown, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ed Meadows, 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 the easterly 34 feet of Lot No. 7, of Block 4, on the plan of Cherokee Park Subdivision, of record in Book 161, page 75, said Register's Office, being Lot No. 1 on an unrecorded survey of Lot Nos 7,9,11 and 13, Block 4, of Cherokee Park Subdivision.

This instrument is executed on behalf of Sarah F. Brown by Sadie Rushford and Mary Armstrong as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No 20021114-0141349, in the Register's Office for Davidson County, Tennessee.

Being the same property to William H. Brown and wife, Sarah Dedman Brown by deed of record in Book 2650, page 266, said Register's Office. Sarah F. Brown is one and the same as Sarah Dedman Brown. The said William H. Brown having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 6106 Morrow Road, Nashville, TN 37209
(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.

Davidson County DEEDWARR
Recvd: 11/14/02 14:28 2pgs
Fees:13.00 Taxes:107.30

20021114-0141350

Witness my/our hand(s) this 31st day of October, 2002.

Sarah F. Brown by: Sadie Rushford, Attorney-n-fact

Sarah F. Brown by: Mary Armstrong, Attorney-n-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 31st day of October, 2002, before me personally appeared Sadie Rushford and Mary Armstrong, the person(s) who executed the foregoing instrument on behalf of Sarah F. Brown and who acknowledged that they executed the same as the free act and deed of the said Sarah F. Brown, through Power of Attorney granted to them by the said Sarah F. Brown

Witness my hand and official seal at Nashville, Tennessee this 31st day of October, 2002.

Commission expires: May 28, 2006

Notary Public

