Box 14A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: 3/25/06

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/01/04 08:55 2pgs
Fees:13.00 Taxes:2201.50
20040601-0063457

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph P. Meko and Jennifer B. Meko	Joseph P. Meko and Jennifer B. Meko	Map 160-06-0
(NAME) 5333 Forest Acres Dr.	(NAME) 5333 Forest Acres Dr.	Parcel 26.00
(ADDRESS) Nashville, TN 37220	(ADDRESS) Nashville, TN 37220	
(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, BISON PARTNERS, A TENNESSEE LIMITED LIABILITY PARTNERSHIP, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH P. MEKO AND WIFE, JENNIFER B. MEKO, 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. 229 on the Plan of Oak Hill Estates, Section One, of record in Book 3700, pages 118 through 120, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Bison Partners, by deed from M.L. Barrett and wife, Rachel S. Barrett, of record in Instrument No. 20030930-0144225, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 3700, page 118-120, said Register's Office; (c) easement for sanitary sewer and/or storm drainage of record in Book 7681, page 242, said Register's Office, and (d) deed of conveyance to Metropolitan Government for watermain of record in Book 4385, page 463, said Register's Office. This deed is based on information provided by John T. Cook, P.C.

unimproved ☐

This is improved ☒ property, known as 5333 Forest Acres Dr., Nashville, TN 37220

(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 my hand this 28th day of May, 2004.

Bison Partners

BY: L. Edward Gaw, Jr., Partner

BY: J. Brian Jones, Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared L. Edward Gaw, Jr. and J. Brian Jones, with who I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged themselves to be the Partners, respectively, of Bison Partners, the within named bargainor, a Tennessee Limited Liability Partnership, and that they as such Partners executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by themselves as Partners.

Witness my hand and Official seal at office in Nashville, Tennessee, this 28th day of May, 2004.

COMM. EXPIRES:_____

_____
NOTARY PUBLIC

