(2)

WARRANTY DEED

Record & Return To:
Southern Title Services, LLC
4733 Andrew Jackson Parkway, Ste. 1C
Hermitage, TN 37076
File No.200450409

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,031.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-23-05
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bettie M. Tate	Ivanhoe Financial. Inc.	150-1-148
(NAME)	(NAME)	
2813 Rural Hill Circle	604 Courtland Street #320	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Orlando, FL 32804	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 10/08/04 12:00 2pgs
Fees:13.00 Taxes:466.31

20041008-0121962

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, Robert LeRoy Meyer and wife, Betty Rose Meyer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bettie M. Tate, unmarried and. Margaret Timmons, unmarried, as tenants in common with expressed rights of survivorship, 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. 112 on the Plan of Edge-O-Lake Estates, Section VIII of record in Plat Book 3700, Page 101, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert LeRoy Meyer and wife, Betty Rose Meyer, by deed of record in Book 4329, Page 332, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Robert LeRoy Meyer and wife, Betty Rose Meyer by Denise J. Hartman as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2813 Rural Hill Circle, Nashville, TN 37217

(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.

OCT-06-2004 15:30 ADVANTAGE TITLE 615 777 2015 P.05

Witness our hands this 6th day of October, 2004.

Robert LeRoy Meyer
by Denise J. Hartman
atty in fact

Robert LeRoy Meyer

Betty Rose Meyer
by Denise J. Hartman
atty in fact

Betty Rose Meyer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 6th day of October, 2004, before me personally appeared Denise J. Hartman, the person who executed the foregoing instrument on behalf of Robert LeRoy Meyer and Betty Rose Meyer and who acknowledged that she executed the same as the free act and deed of the said Robert LeRoy Meyer and Betty Rose Meyer, through Power of Attorney granted her by the said Robert LeRoy Meyer and Betty Rose Meyer.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of October, 2004.

Commission expires: 5/30/07

KRISTN T. HEDGE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Kristn T. Hedge
Notary Public

My Commission Expires MAY 30, 2007