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File Number: 24023

Davidson County DEEDWARR
Recvd: 04/27/05 15:39 2 pgs
Fees:13.00 Taxes:1370.85
20050427-0047104

WARRANTY DEED

G-CD-05-2619

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,500.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF April, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
My Commission Expires November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael T. Dolezal	Pinnacle Financial	
2619 Sunset Place	(NAME) 211 Commerce Street Suite 300	
(ADDRESS) Nashville, Tennessee 37212	(ADDRESS) Nashville, TN 37201	104-15-102.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TODD J. MEREDITH AND WIFE, KAREN S. MEREDITH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL T. DOLEZAL AND VIRGINIA H. WALLACE, BOTH UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs 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, BEING THE WESTERLY ONE-HALF OF LOT NO. 18 AND THE EASTERLY 27 FEET OF LOT NO. 17 ON THE PLAN OF SUNSET PARK, AS OF RECORD IN BOOK 332, PAGE 132, REGISTER'S OFFICE, AS FOLLOWS:

SAID WESTERLY ONE HALF OF LOT NO. 18 AND THE EASTERLY 27 FEET OF LOT NO. 17 ADJOIN AND FRONT TOGETHER 77 FEET ON THE SOUTHERLY SIDE OF SUNSET PLACE, AND EXTEND BACK BETWEEN PARALLEL LINES, 160.5 FEET TO A LINE.

BEING THE SAME PROPERTY CONVEYED TO TODD J. MEREDITH AND WIFE, KAREN S. MEREDITH BY WARRANTY DEED FROM JOHN A. ROTH, JR. AND WIFE, ANDREA M. RITTER ROTH, RECORDED ON THE 27TH DAY OF MARCH, 2002 IN INSTRUMENT NO. 20020327-0037644, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record including 2005City/ County Taxes which have been prorated by the parties and assumed by the Grentee(s), all matters appearing on the Plan of record as Book 332, page 132, and easement for joint driveway access of record in Book 9647, page 961, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2619 Sunset Place, Nashville, Tennessee 37212
(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 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 22nd day of April, 2005.

Todd J. Meredith

Karen S. Meredith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Todd J. Meredith and Karen S. Meredith, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of April, 2005.

Notary Public

My Commission Expires:

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

~~RETURN TO:~~

2012 21st Avenue South
Nashville, TN 37212

615.383.2903