# WARRANTY DEED

| THIS INSTRUMENT PREPARED BY<br>Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201 | | |
|---|---|---|
| ADDRESS OF NEW OWNER(S) AS FOLLOWS:<br>Demeterous Johnson<br>1261 North Graycroft<br>Madison, TN 37115 | SEND TAX BILLS TO:<br>SAME | MAP-PARCEL NUMBERS:<br>34-13; 246.00 |

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is acknowledged, I/we

**WILLIAM E. MEADOR and wife, ALESIA L. MEADOR**

HEREINAFTER called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

**DEMETEROUS JOHNSON**

HEREINAFTER called the Grantee(s), 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. 40 on the Plan of Primrose Meadows, Section 1, of record in book 4675, page 18, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William E. Meador and wife, Alesia L. Meador, by deed from Eugene B. Lunn, Jr., and wife, Denise L. Lunn, of record in Book 7613, page 207, Register's Office for Davidson County, Tennessee.

This is improved ☐ property known as **1261 North Graycroft Avenue, Madison, TN 37115**

unimproved ☐

**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 it does covenant with the said **GRANTEES**, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS OUR HANDS** this the 12th day of August, 2005.

William E. Meador

**WILLIAM E. MEADOR**

Alesia L. Meador

**ALESIA L. MEADOR**

Davidson County DEEDWARR
Recvd: 08/15/05 15:46 2 pgs
Fees:13.00 Taxes:462.50

20050815-0096495

STATE OF Tennessee
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **WILLIAM E. MEADOR and wife, ALESIA L. MEADOR,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument with the full power and authority as Trustee, personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

**WITNESS MY HAND AND NOTARIAL SEAL** at office in the State and County aforesaid, this the 12th day of August, 2005.

NOTARY PUBLIC

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 10-19-08

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $125,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 12th day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 10-19-08

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY