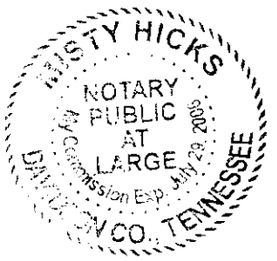
| | |
|---|---|
| <br>(Notary Stamp) | **STATE OF TENNESSEE**<br>**COUNTY OF WILLIAMSON**<br>The actual consideration or value, whichever is greater, for this transfer is $158,000.00<br>Affiant<br>Subscribed and sworn to before me this 30th day of September, 2005.<br>Notary Public<br>My commission expires:_____ |

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**7105 Crossroads Blvd. Suite 105**
**Brentwood, TN 37027**

Davidson County DEEDWARR
Recvd: 10/04/05 12:36 2 pgs
Fees:13.00 Taxes:584.60
20051004-0119244

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **James Meadows, Jr.**<br>**Melissa Meadows** | Irwin Mortgage Corp. | **Map 95 Group 5 Parcel 20** |
| **1946 Dahlia Drive** | 10500 Kincaid Dr. | |
| **Nashville, TN 37712** | Fishers, IN. 46037 | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Jesus Serrano-Vasquez and wife, Maria M. Serrano**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**James Meadows, Jr. and Melissa Meadows, husband and wife**

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:

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. 19 on the Plan of Creekside Heights, as of record in Plat Book 2663, Pages 114 and 115, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jesus Serrano-Vasquez and wife, Maria M. Serrano by Warranty Deed from Opal M. Price and husband Billy D. Price, of record in Instrument #20050104-0001057, dated December 22, 2004, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2663, Pages 114 and 115, Register's Office for DAVIDSON County, Tennessee.
Storm Water Easement of record in Book 6335, Page 817, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 1946 Dahlia Drive, Nashville, TN 37712.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 30th day of September, 2005.

Jesus Serrano-Vasquez

Maria M. Serrano

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Personally appeared before me, a Notary Public of said County and State, Jesus Serrano-Vasquez and wife, Maria M. Serrano, the within named sellers, 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, at office, this 30th day of September, 2005.

Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 14, 2009

File #: **05532-SH**
**RECORD & RETURN TO:**
Warranty Title Ins. Co.
2401 Memorial Blvd.
Springfield, TN. 37172