WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006~~ 11/22/08

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/27/05 14:26 2 pgs
Fees:13.00 Taxes:625.30

20051227-0154194

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
Elissa M. Gaviria *XXXXXXXXXX	Same	147-3-7
(NAME)	(NAME)	
390 Coventry Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, WE, Edward Meadows and wife, Sandra Meadows, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO *Elissa Maria Gaviria, unmarried, 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:

*Elissa M. Gaviria

A certain tract of land lying in Davidson County, Tennessee, described as follows, to-wit:
Being Lot 6 on the Plan of Section II, Elsyian Park, as of record in Book 2854, Page 40, Register's Office for said County, described as follows: Beginning at a point in the north margin of Coventry Drive, at the corner of Lots No. 5 and 6; thence with the margin of said Drive, west 131.3 feet to a monument; thence around a curve, northwesterly 38.88 feet to a monument in the east margin of Sheffield Drive; thence with the margin of the same, north 110.4 feet to a corner of Lots No. 6 and 7; thence east along the line of said lots, 163.8 feet to a corner of Lots No. 5 and 6; thence south along the line between said lots, 140.3 feet to the point of beginning.

Being the same property conveyed to Edward Meadows, married, by deed of record in Instrument No.20050613-0067359, Register's Office for Davidson County, Tennessee.

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

Sandra Meadows joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 390 Coventry Drive, Nashville, TN 37211

(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 our hands this 19th day of December, 2005.

Edward Meadows

Sandra Meadows

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward Meadows and Sandra Meadows with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of December, 2005.

Commission expires: May 28, 2006

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires MAY 28 2006