Box 8

PREPARED BY (AND RETURN TO):

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W & I Ref:( gj ) Title No: 46877
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/19/06 14:26 2 pgs
Fees:13.00 Taxes:967.55
20060119-0007433

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Mark L. Meredith<br>Valerie R. Meredith<br>240 Sterling Oaks Place<br>Brentwood, TN 37027 | Same |

**TAX MAP-PARCEL NUMBERS:** 172-5-B-104

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of $261,500.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Regina A. Arnts , unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Mark L. Meredith and spouse, Valerie R. Meredith hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Sterling Oaks Phase II of record in Book 11190, page 141, Register's Office for said County, to which plan reference is made for a complete description.

Being the same property conveyed to Regina A. Arnts, an unmarried person by deed from Pulte Homes Tennessee limited partnership of record in Doc. No. 200003060021769, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 11190, Page 141, said Register's Office, which Plan show minimum building setback lines and public utility and drainage purposes to which plan reference is made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 10951, page 547, amended in Book 11514, page 959, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as: 240 Sterling Oaks Place, Brentwood, Tennessee 37027**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 29 day of DEC., 2005

Regina A. Arnts
Regina A Arnts

State of TENNESSEE
County of Williamson

On this 29th of Dec., 2005, before me the undersigned authority, personally appeared Regina A. Arnts, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Exp. Jan 28. 2007
My Commission Expires: _____

Joyce C. Bartling
Notary

JOYCE G. BARTLING NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

State of TENNESSEE
County of ~~XXXXXX~~ Williamson

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is 261,500.00

Regina A. Arnts
Affiant

Sworn and subscribed before me this the 19th day of December, 2005

My ~~Commission Expires~~ My Commission Exp. Jan 28. 2007

Joyce C. Bartling
Notary Public

JOYCE G. BARTLING NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN