WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/04/06 09:48 2 pgs
Fees:13.00 Taxes:451.40

20060404-0038081

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~[illegible] 29, 2006~~ 9-20-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica M. Lefkowitz	Fifth Third Mtg. Co.	133-2-229
(NAME)	(NAME)	
407 Elgin Street	P.O. Box 110160	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Orange, CA 92858	
(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 D. Meadows Jr, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jessica M. Lefkowitz and Lorin I. Lefkowitz, 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:

Land in Davidson County, Tennessee, being Lot No. 104 on the plan of Sunrise Heights Addition as of record in Book 421, Page 2, Register's Office for said County.
Said Lot No. 104 fronts 50 feet on the southerly side of Elgin Street and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Mildred E. Meadows, by deed dated November 4, 1992, from Beverly Martin, Candae Lyons, and Dawn Fischer, Elizabeth Spann and Larry E. Morrow, Louis V. Morrow and Mary Margaret Palijas, of record in Book 8787, page 362, Register's Office for Davidson County, Tennessee. The said Mildred E. Meadows having since died June 20, 1996 and by Will of record in Will Book 207, page 735, Docket No. 096P-1302, Probate Court for Davidson County, Tennessee, said property was devised to Edward D. Meadows, Jr., and Teresa Duke; and conveyed to Edward D. Meadows, Jr., by Quitclaim Deed dated March 2006 from Teresa A. Duke of record in Instrument No. 20060307-0026361, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 407 Elgin Street, 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 my hand this 30th day of March, 2006.

Edward D. Meadows Jr.

Sandra Helen Meadows

STATE OF TN

COUNTY OF DAVIDSON

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

Sandra Helen 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.

Witness my hand and official seal at Nashville, Tennessee this 30th day of March, 2006.

Commission expires: May 28, 2006

LaTrece McAdoo Notary Public

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006