WARRANTY DEED

2277
Box 18b

Davidson County DEEDWARR
Recvd: 05/04/06 13:59 2 pgs
Fees:13.00 Taxes:536.13
20060504-0052131

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00

Kenneth D. Swezea
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: November 14, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

File No. 2277

Box 18b

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth D. Swezea	SunTrust Mortgage, Inc.	142-9A-20
(NAME) 823 Todd Preis Drive	(NAME) P. O. Box 79041	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Baltimore, MD 21279-0041	
(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, Michael Meador and wife, Fran Watkins, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth D. Swezea, Unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 108-A on Plan of Doral Country Villa, Section 1, together with each and all of the rights and appurtenances there unto belonging, including such units undivided percentage interest in the land and general common elements, as fully described and set forth in a Master Deed, recorded in Plat Book 5011, Page 395, as amended in Book 5015, Page 251, of the Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to Michael Meador and Fran Watkins, Joint Tenants by Warranty Deed dated October 21, 1999, from Dorothy C. Jackson, a widow, as of record in Book 11739, Page 198, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 823 Todd Preis Drive, Nashville, TN 37221

(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 28th day of April, 2006.

Michael Meador

Fran Watkins

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 Michael Meador and Fran Watkins, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of April, 2006.

Commission expires: November 14, 2009

Sarah Drenske Notary Public

