03

Realty Title 48-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-16-08

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/20/06 10:22 2 pgs
Fees:13.00 Taxes:634.55

20060620-0073344

THIS INSTRUMENT WAS PREPARED BY
HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027

20060073

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna Kathleen Tolleson	Anna Kathleen Tolleson	Map 168-00, Parcel 84.00
(NAME)	(NAME)	
8969 Highway 100	8969 Highway 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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, Kenny W. Meeks, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anna Kathleen Tolleson, 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:**Susan R. Meeks joins in this conveyance for the purpose of conveying marital interest.

Beginning in the southerly right of way of Highway No. 100, said point being the northwest corner of the property conveyed to W.W. Mitchell and wife, Pauline Mitchell, by deed from Jesse M. Sawyer and wife, of record in Book 1586, Page 236, Register's Office for said County; thence with Mitchell's west line, South 1 degree East 764 feet to a stake; thence South 74 deg. West 100 feet to a stake; thence North 31/2 degrees West 555 feet to a stake; thence North 14 degrees West 190 feet to a stake in the southerly margin of Highway No. 100; thence with the southerly margin of said Highway No. 100, North 73 degrees East 163 feet to the beginning.

Being the same property conveyed to Kenny W. Meeks, by Deed from Stephen Kovnesky and James Shannon Stanley, both unmarried, dated December 27, 2005, filed for record on January 3, 2006, of record in Instrument Number 200601030000481, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 8969 Highway 100, 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 my hand this 15th day of June, 2006.

Kenny W. Meeks

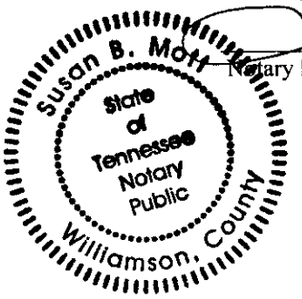
Susan R. Meeks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Joe Chilberh, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Kenny W. Meeks and wife, Susan R. Meeks, and acknowledged that he executes the same by Power of Attorney, as the free act and deed of said Kenny W. Meeks and wife, Susan R. Meeks. Witness my hand and Notarial Seal this 15th day of June, 2006.

Susan B. Mott — Notary Public

My Commission Expires: 1-16-08



RETURN TO:

HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027