File No. 270301498

WARRANTY DEED

RETURN TO:

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

N:14991

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2007.

STEVE KENNEDY NOTARY PUBLIC AT LARGE WILSON CO. TN.

Notary Public

MY COMMISSION EXPIRES: ~~June 22, 2009~~. 09/10/10 KS (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
David W. Kious, Attorney, Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blanca Perez	GMAC Mortgage, LLC	Map 075-10-0 Parcel 120.00
(NAME) 302 Tyler Drive	(NAME) PO Box 4622	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Waterloo, IA 50704-4622	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Gerald Wayne Meador and wife, Judith H. Meador,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Blanca Perez, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, HER 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 all of Lot No. 158, on the Plan of Hermitage Estates Subdivision, as shown by plat appearing of record in Plat Book 3300, pages 70 and 71, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Gerald Wayne Meador and wife, Judith H. Meador by Warranty Deed dated February 17, 1968 of record in Book 4213, Page 651, Register's Office for Davidson County, Tennessee.

This property is subject to: 2007 real property taxes and every year thereafter; Any and all matters on plat of record filed in Plat Book 3300, pages 70 and 71; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 302 Tyler Drive, Hermitage, TN 37076
(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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.

Davidson County DEEDWARR
Recvd: 04/26/07 12:44 2 pgs
Fees:13.00 Taxes:588.30

20070426-0049898

Witness my/our hands this 25th day of April, 2007.

Gerald Wayne Meador

Gerald Wayne Meador

Judith H. Meador

Judith H. Meador

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Gerald Wayne Meador and Judith H. Meador, 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 at office this 25th day of April, 2007.

Commission expires: June 22, 2009

Linda V Jones Notary Public

LINDA V. JONES (seal)
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 270301498

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122