WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/18/07 08:47 2 pgs
Fees:13.00 Taxes:2719.50

20070618-0072240

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd J. Meredith	Pinnacle National Bank	Map 117-5
(NAME)	(NAME)	
3505 Foxhall Road	211 Commerce Street Ste 300	Parcel 115
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37201	
(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, **DONALD W. ABEL JR. AND WIFE, JACKIE R. ABEL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TODD J. MEREDITH AND WIFE, KAREN S. MEREDITH,** 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 Lots Nos. 20-23 of Block "A" on the unrecorded Map of a Revision of Block "A" of Woodmont Boulevard Tract and described according to a copy of a survey thereof made March 1, 1941, by A.J. Wilkinson, Surveyor, as follows:

Beginning at a point in the west margin of Foxhall Road, at the corner of Lots Nos. 23 and 24; said point being 105 feet north of the north margin of Wimbledon Road; thence with the line between Lots No 23 and 24, westerly 151.7 feet to a point; thence northerly 100 feet to the corner of Lots Nos. 19 and 20; thence with line between said lots, easterly 152.5 feet to the west margin of Foxhall Road; thence with the margin of the same, southerly 100 feet to the point of beginning.

Being the same property conveyed to Donald W. Abel, Jr. and wife, Jackie R. Abel, by deed from William O. Cooper and spouse, Amy M. Cooper, of record in Instrument #20031203-0174178, said Register's Office.

This conveyance is subject to 2007 real property taxes and any and all easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 3505 Foxhall Road, Nashville, Tennessee 37215

(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 14 day of June, 2007.

Donald W. Abel Jr.

Jackie R. Abel

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 Donald W. Abel Jr. and Jackie R. Abel, the bargainor, 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 14 day of June, 2007.

Commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN EXP. 11/24/07

Notary Public