THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Heritage Title Services, LLC

8115 Isabella Lane
Suite 5

Brentwood, TN 37027

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Address New Owner(s)
Chris Meeks
3320 Quail View Drive
Nashville, Tennessee 37214

Send Tax Bills To:
Peoples Home Equity
9300 Sidco Drive
Nashville, TN 37204

Map & Parcel Nos.:
108-12-0-307.00

Davidson County DEEDWARR
Recvd: 06/26/07 14:11 2 pgs
Fees:13.00 Taxes:469.90

20070626-0076334

WARRANTY DEED

THIS INDENTURE, made and entered into this **22nd day of June, 2007**, by and between **Dawn M. Riggleman**, party of the first part, and **Christopher Meeks, unmarried** party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED TWENTY SEVEN THOUSAND AND 00/100 DOLLARS ($127,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Being Lot No. 40B, Zone Lot Division, Lots Nos 38, 39, 40 and 80, Quail Valley, Section Four, Phase Seven, of record in Plat Book 9700, Page 377, amending Plat Book 6900, Page 815, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Dawn M. Riggleman, unmarried, from Brent Foster by Warranty Deed dated April 28, 2000, of record in Instrument No. 20000501-0043288 in the records for Davidson County, TN.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Dawn M. Riggleman

Dawn M. Riggleman

STATE OF ~~TENNESSEE~~ NC, COUNTY OF ~~Davidson~~ Mecklenburg

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dawn M. Riggleman** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **22nd day of June, 2007.**

My commission expires: 1-20-2012

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$127,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this ~~22nd~~ 25th **day of June, 2007.**

PROPERTY ADDRESS:
3320 Quail View Drive
Nashville, TN 37214

MY COMMISSION EXPIRES:
May 3, 2010