Davidson County DEEDWARR
Recvd: 07/12/07 13:13 2 pgs
Fees:13.00 Taxes:986.05

20070712-0083135

WARRANTY DEED

P-07-504

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,500.00

Martin S. Meyer
Affiant

Subscribed and sworn to before me, this 10th DAY OF July, 2007.

Notary Public

NOTARY PUBLIC
MY COMMISSION EXPIRES AT LARGE (AFFIX SEAL)
5/24/2008

DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin S. Meyer	New Owner	
504 Broadwell Drive	(NAME)	160-08-0-013.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we FRANCES C. JOHNSON, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MARTIN S. MEYER, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Broadwell Acres of record in Plat Book 2663, Page 118, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James R. Johnson (now deceased) and wife, Frances C. Johnson by Warranty Deed from Wallace J. Vincent and wife, Aileen B. Vincent, of record in Book 4413, Page 246, Register's Office for Davidson County, Tennessee, dated April 22, 1970, and recorded April 24, 1970.

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

unimproved ( )
This is improved (X) property, known as 504 Broadwell Drive, Nashville, Tennessee 37220
(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/our hand(s) this 10th day of July, 2007.

Frances C Johnson

Frances C. Johnson

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 Frances C. Johnson, unmarried the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/~~she/they~~ executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of July, 2007.

Notary Public

My Commission Expires: 5/24/2008

(SEAL)

SANDY MEYER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800