WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Alison L Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JULY, 2007.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES: 5-22-2010
(AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 22, 2010

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Megan J. Parker	Countrywide Home Loans	173110A07800CO
(NAME)	(NAME)	
2142 Blake Drive	3011 Armory Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37204	
(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, Ryan Meyer and wife, Elizabeth H. Meyer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Megan J. Parker and husband, Christopher S. Parker, 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 all of Lot No. 57, on the Plan of Section Three, Stanford Village, as shown by Plat appearing of record in Plat Book Instrument No. 20011217-0139079, 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 Ryan Meyer and wife, Elizabeth H. Meyer, by Warranty Deed dated May 30, 2003 from Beazer Homes Corp. D/B/A Phillips Builders of record in Instrument No. 20030610-0079752, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Ryan Meyer and Elizabeth H. Meyer by Andy Brown as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. *, in the Register's Office for Davidson County, Tennessee.

*20070718-0085635

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

unimproved ☐

This is improved ☒ property, known as 2142 Blake Drive, Antioch, TN 37013
(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.

Davidson County DEEDWARR
Recvd: 07/18/07 15:16 2 pgs
Fees:13.00 Taxes:666.00
20070718-0085636

Witness our hands this 16 day of July, 2007.

Ryan Meyer by Andy Brown as his attorney in fact
Ryan Meyer
By: Andy Brown as his Attorney-In-Fact

Elizabeth H. Meyer by Andy Brown as her attorney in fact
Elizabeth H. Meyer
By: Andy Brown as her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 16th day of July, 2007 before me personally appeared Andy Brown, the person who executed the foregoing instrument on behalf of Ryan Meyer and Elisabeth H. Meyer, and acknowledged that they executed the same as the free act and deed of the said Andy Brown, through Power of Attorney granted Andy Brown by the said Ryan Meyer and Elizabeth H. Meyer.

Witness my hand and official seal at Nashville, Tennessee this 16 day of July, 2007.

Commission expires: 11/14/09

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC BY COMMISSION EXPIRES: 11/14/2009 DAVIDSON COUNTY

Notary Public

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 Andy Brown, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16 day of July, 2007.

Commission expires: 11/14/09

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC BY COMMISSION EXPIRES: 11/14/2009 DAVIDSON COUNTY

Notary Public