RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/24/07 12:01 2 pgs
Fees:13.00 Taxes:739.63
20070724-0087780

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER~~ IS $~~199,900.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: 9-30-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

D-1148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis Flavin	Community First Bank & Trust	083-06-0 366.00
(NAME) 513 N 17th Street	(NAME) 501 S. James Campbell Boulevard	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Columbia, TN 38401	
(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, Meadowmere, LLC, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis Flavin and wife, Lisa Flavin, 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:

Being the southwest part of Lot No. 5 on the Plan of W. L. Horn's Spout Spring Tract, as of record in Book 57, Page 108, Register's Office for Davidson County, Tennessee, described according to a survey made by W. B. Southgate, January 8, 1927, as follows:

Beginning on the easterly margin of North 17th Street, formerly Hughes Street, at the northwest corner of Lot No. 6 on said plan being 305 feet south of the southerly margin of Eastland Avenue, and running thence with the line between Lots 5 and 6, eastwardly 111 feet; thence northwardly and parallel with North 17th Street, 45 feet; thence westwardly 111 feet to the easterly margin of said Street; thence with the easterly margin of said Street, southwardly 45 feet to the beginning.

BEING the same property conveyed to Meadowmere, LLC by Warranty Deed dated 12/4/2006 from Harvey Richelson, of record in Instrument Number 20061214-0154007, Register's Office for Davidson County, Tennessee.

BEING all of the same property conveyed to Harvey Richelson, his heirs and assigns by Deed dated 2/27/1998 from Jacob Redmon McClenny, an unmarried person of record in Book 10835, Page 575, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 513 N 17th Street, Nashville, TN 37206

(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 20th day of July, 2007.

Meadowmere, LLC

By: _____
Zachary K. Thomas, Managing Member

_____
Joseph M. Horn, Managing Member

_____
Brett M. Diaz, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Zachary K. Thomas with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Managing Member respectively of Meadowmere, LLC, the within named bargainor, a LLC, and that he/she as such Managing Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the LLC, by the said Zachary K. Thomas as such Meadowmere, LLC .

Witness my hand and official seal at office at Nashville, Tennessee on this 20th day of July, 2007.

_____
Notary Public

My Commission Expires: 01/24/09

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Brett M. Diaz with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Managing Member respectively of Meadowmere, LLC, the within named bargainor, a LLC, and that he/she as such Managing Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the LLC, by the said Brett M. Diaz as such Managing Member .

Witness my hand and official seal at office at Nashville, Tennessee on this 20th day of July, 2007.

_____
Notary Public

My Commission Expires: 01/24/09

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Joseph M. Horn with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Managing Member respectively of Meadowmere, the within named bargainor, a LLC, and that he/she as such Managing Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Joseph M. Horn as such Managing Member .

Witness my hand and official seal at office at Nashville, Tennessee on this 20th day of July, 2007.

_____
Notary Public

My Commission Expires: 01/24/09

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216