Bcx 141A

WARRANTY DEED	State of Tennessee County of Davidson
Davidson County DEEDWARR Recvd: 07/25/07 08:48 2 pgs Fees:13.00 Taxes:684.50 20070725-0087987	The actual consideration or value, whichever is greater, for this transfer is **$185,000.00.** Meredith Myers Affiant Subscribed and sworn to before me, this the 23rd day of July, 2007. Notary Public My commission expires: 3/22/09 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Meredith Myers **Brandi D. Pedigo**	**REGIONS BANK D/B/A REGIONS MORTGAGE**	**Map 172-08-0-B, Parcel 004CO**
1541 Celebration Way	**ATTN: Loan Servicing P. O. Box 847**	
Nashville, TN 37211	**Birmingham, AL 35201**	

FOR AND IN 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,

Rebecca V. DeVane, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Meredith Myers, an unmarried woman and Brandi D. Pedigo, an unmarried woman, as joint tenants with rights of survivorship

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 Lot No. 4 on the Revised Final Plat of Bridle Downs, Phase One, a Planned Unit Development, as of record in Book 6900, Pages 701 thru 703, and as corrected in Book 8169, Page 240, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Rebecca V. DeVane, by Deed from Katie Getzinger, of record in Instrument No. 20060621-0073867, dated June 16, 2006, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions for Bridle Downs, of record in Book 7448, Page 772 and as amended in Book 8814, Page 631, Book 9818, Page 68 and in Book 9873, Page 497, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (_X__) Unimproved (____) property, known as: **1541 Celebration Way, Nashville, TN 37211**

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 **23rd** day of **July, 2007.**

Rebecca V. DeVane

Rebecca V. DeVane

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 **Rebecca V. DeVane ,** 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 **23rd** day of **July, 2007.**

Notary Public

My Commission Expires: 3/22/09

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.