WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/11/07 07:18 2 pgs
Fees:13.00 Taxes:732.60
20070911-0108681

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 2007

Notary Public

MY COMMISSION EXPIRES: 11/22/10
(AFFIX SEAL)

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 22, 2010

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

D-1131

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Guy	Bank of America	083-01-0 054.00
(NAME)	(NAME)	
953 Sharpe Avenue	P.O. Box 45140	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Jacksonville, FL 32232-5140	
(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, Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin Guy, unmarried, 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 the Easterly 55 feet of Lot No. 5 on the plan of Jones & Bradfords Resubdivision of record in Book 332, Page 53, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Said part of said lot fronts 55 feet on the north side of Sharpe Avenue and runs back between parallel lines 154.5 feet to an alley in the rear.

BEING all of the same property conveyed to Meadowmere, LLC by Warranty Deed dated 10/27/2006 from Ronald W. Myers and wife, Phyllis Myers of record in Instrument Number 20061101-0135746, 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 953 Sharpe Avenue, 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 7th day of September, 2007.

Meadowmere, LLC

By:
Zachary K. Thomas, Managing Member of Meadowmere, LLC

Joseph M. Horn, Managing Member of Meadowmere, LLC

Brett M. Diaz, Managing Member of Meadowmere, LLC

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, 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 Zachary K. Thomas as such Managing Member .

Witness my hand and official seal at office at Nashville, Tennessee on this 7th day of September, 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 Meadomere, 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 7th day of September, 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, 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 Joseph M. Horn as such Managing Member .

Witness my hand and official seal at office at Nashville, Tennessee on this 7th day of September, 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