File No. 20080073

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: 4-9-12

(AFFIX SEAL)

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Neil W. Cross	SUN TRUST	104-1-207
(NAME)	(NAME)	
3808 Nebraska Avenue	P.O. Box 79041	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	BALTIMORE, MD 21279	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Brian Christopher Meehan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Neil W. Cross, a single person, 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. 2 on the Map showing the Subdivision of Lots 80, 81 and 82 of the West Grove Subdivision, of record in Book 547, page 14, Register's Office for said County.

Said Lot No. 2 fronts 50 feet on the northerly side of Nebraska Avenue (formerly Grand Avenue) and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Brian Christopher Meehan by deed from Charles Adams, Conservator for Bernice Ruth Harp, dated July 16, 2000 and recorded on July 17, 2000 as Instrument Number 200007170070472, Register's Office, Davidson County, Tennessee.

Leslie A. Meehan herein joins to convey any and all right and interest she may have; especially her marital rights.

unimproved ☐

This is improved ☒ property, known as 3808 Nebraska Avenue, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

LAM

Davidson County DEEDWARR
Recvd: 04/30/08 10:00 2 pgs
Fees:13.00 Taxes:830.65

20080430-0043882

File No. 20080073

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 hand this 28th day of April, 2008.

Brian Christopher Meehan

Leslie A. Meehan

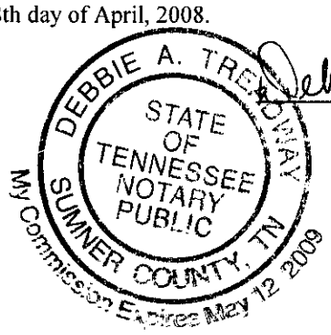
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Christopher Meehan and Leslie A. Meehan, the bargainor(s), 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 this 28th day of April, 2008.

Commission expires:



Notary Public