Davidson County DEEDWARR
Recvd: 06/09/08 09:09 2 pg
Fees:13.00 Taxes:684.13

20080609-0058679

WARRANTY DEED

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 21, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny R. Hines Teresa D. Boyers	Wells Fargo Bank, N.A.	**062020B14500CO**
(NAME)	(NAME)	
4428 Frost Street	8480 Stagecoach Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Frederick, MD , 21701-4747	
(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, **Thomas L. Meredith, and wife Deborah A. Meredith**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Danny R. Hines, a single person and Teresa D. Boyers,a single person,** as tenants in common with right of * , 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: *survivorship

LAND in Davidson County, Tennessee, being Lot 78, First Amendment, Abbington Park, Phase One. Section Three, of record in Instrument #20040728-0090230, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Thomas L. Meredith, and wife Deborah A. Meredith, by Warranty Deed from Beazer Homes Corp, d/b/a Phillips Builders, a Tennessee corporation dated August 27, 2004 and filed for record in Instrument No. 20040831-0104968 and re-recorded in Instrument No. 20040914-0110586 in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **4428 Frost Street, Nashville, TN 37214**
(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 **30th day of May, 2008**.

Thomas L. Meredith

Deborah A. Meredith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared Thomas L. Meredith, and wife Deborah A. Meredith, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself/themselves to be the person(s) who executed the foregoing instrument for the purpose therein contained, and that he/she/they executed the same as his/her/their free act and deed

Witness my hand and official seal at Nashville, Tennessee this 30th day of May, 2008.

Commission expires: May 23, 2009

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

I. Dyke Tatum Notary Public