WARRANTY DEED

B-RA-08-1713

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

Subscribed and sworn to before me this 25th DAY OF October, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/09

(AFFIX SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karl Meyer	Karl Meyer	
1713 Underwood Street	(NAME) 2407 Heiman St.	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208-2415	81-15-303.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we RONALD GILMORE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KARL MEYER, UNMARRIED , hereinafter called the Grantee(s), their heirs and assigns, that 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. 40 IN MANLOVE HEIRS PLAN AS APPEARS OF RECORD IN BOOK NO. 21, PAGE 129, OF THE REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 40 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF UNDERWOOD STREET AND RUNS BACK BETWEEN PARALLEL LINES 171.4 FEET ON THE EAST LINE AND 172.9 FEET ON THE WEST LINE TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO RONALD GILMORE BY WARRANTY DEED FROM THOMAS H. SMITH, RECORDED ON THE 8TH DAY OF DECEMBER, 2006 INSTRUMENT NO. 20061208-0151986, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 21, PAGE 129, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE DOES NOT JOIN IN THIS CONVEYANCE DUE TO THE PROPERTY NEVER HAVING BEEN THEIR MARITAL RESIDENCE AND DUE TO HOME ONLY BEING USED AS INVESTMENT PROPERTY.

unimproved ( )
This is improved (X) property, known as 1713 Underwood Street, Nashville, Tennessee 37208
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 11/05/08 13:59 2 pgs
Fees:13.00 Taxes:111.00
20081105-0110205

Witness my/our hand(s) this 25th day of October, 2008.

Ronald Gilmore

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald Gilmore, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of October, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Fidelity Title and Escrow
2042 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903