WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Cheryl Yeats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JUNE, 2009.

Lynda L. King
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 2-21-2011

LYNDA L. KING STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20090038763 DEEDWARR
Recvd: 06/10/09 13:24 2 pgs
Fees:13.00 Taxes:351.50
20090610-0053995

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald David Harper Jr.	Peoples Home Equity, Inc	121040A02700CO
(NAME)	(NAME)	
527 Williamsburg Drive	213 Ward Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood, TN 37027	
(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, Jeanne Marie Meador and husband, William David Meador, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald David Harper Jr. and wife, Shonta Joy Harper, 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:

Being Unit No.527, Building 4, in Williamsburg Condominiums, Phase 2, a horizontal property regime, of record in Plat Book 6900, Page 266, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jeanne Marie Meador and husband, William David Meador, by deed of record in Instrument No. 20030131-0013341, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Jeanne Marie Meador and husband, William David Meador by Andy Brown as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20090610-0053994, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 527 Williamsburg Drive, 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 5th day of June, 2009.

Jeanne Marie Meador by Andy Brown as Her Attorney in Fact

Jeanne Marie Meador
By: Andy Brown as Her Attorney in Fact

William David Meador by Andy Brown as His Attorney in Fact

William David Meador
By: Andy Brown as His Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Williamson

On this 5th of June, 2009 before me personally appeared Andy Brown, the person who executed the foregoing instrument on behalf of Jeanne Marie Meador and William David Meador, and acknowledged that he executed the same as the free act and deed of the said Jeanne Marie Meador and William David Meador, through Power of Attorney granted Andy Brown by the said Jeanne Marie Meador and William David Meador

Witness my hand and official seal at Franklin, Tennessee this 5th day of June, 2009.

Commission expires:

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public