BILL GARRETT, Davidson County
Trans:T20090061062 DEEDWARR
Recvd: 09/04/09 11:11 2 pgs
Fees:13.00 Taxes:355.20

20090904-0083460

WARRANTY DEED

Record & Return TO:
Foundation Title & Escrow
30 Burton Hills Blvd, #175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: 9-15-10
(AFFIX SEAL)

MELISSA J. BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Comm. Expires September

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 100 Bluegrass Commons Boulevard, Suite 2110, Hendersonville, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Meier and Dennis Meier	SunTrust Mortgage, Inc.	11914004900
(NAME)	(NAME)	
249 Tanksley	401 Commerce Street Suite 6100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN, 37219	
(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, I/WE, **Edna Mae Ray, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Adam Meier, unmarried and Dennis Meier, married**, 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:

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING LOT NO. 22 OF BLOCK D ON THE MAP OF WOODBINE COURTS, PART TWO. NOT OF RECORD, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF BY BLANCHARD & PARRISH, ENGINEERS, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF TANKSLEY AVENUE, AT THE COMMON CORNER OF LOTS NOS. 21 AND 22; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHERLY 156.5 FEET TO A POINT IN THE LINE OF LOT NO. 8; THENCE WITH THE LINE BETWEEN LOT NO. 22 AND LOTS NOS. 8 AND 7, 96.1 FEET TO A POINT, THE CORNER OF LOTS NOS. 22 AND 23; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHERLY 156.5 FEET TO THE SOUTH MARGIN OF TANKSLEY AVENUE; THENCE WITH THE MARGIN OF THE SAID AVENUE, 96.1 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ROBERT LEE RAY, JR. AND WIFE, EDNA MAE RAY, BY WARRANTY DEED FROM JAMES M. HUDSON AND WIFE, THELMA M. HUDSON, RECORDED MAY 16, 1951 IN BOOK 1973, PAGE 587, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE. ROBERT LEE RAY, JR. HAVING SINCE DIED SEPTEMBER 8, 2008.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 249 Tanksley, Nashville, TN 37211

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, has 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 31st day of August, 2009.

Edna Ray
Edna Mae Ray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Edna Mae Ray**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of August, 2009.

Kelly Ann Callaghan
Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON