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BILL GARRETT, Davidson County
Trans:T20090076879 DEEDWARR
Recvd: 11/10/09 14:42 2 pgs
Fees:13.00 Taxes:767.75
20091110-0104034

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Steven J. Meisner and Lora Beth Meisner, Grantors
TO: Daniel Paxman, Grantees

**WARRANTY DEED**

| Address New Owner: | Send Tax Bills to: | Map/Parcel |
|---|---|---|
| Numbers<br>Daniel Paxman<br>338 Chamberlin Street<br>Nashville, TN 37209 | ~~XXXXXXXXXX~~ U.S. Bank<br>3151 Highland Pointe Dr.<br>Owensboro, KY 42303 | 092-13-0-297.00 |

**STATE OF TENNESSEE** )
)
**COUNTY OF** Davidson )

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $207,500.00.

D P P
Affiant

Subscribed and sworn to before me this the 9 day of November, 2009.

My commission expires: 7-8-13

KENNETH M. BAILEY NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Steven J. Meisner**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Daniel R. Paxman**, unmarried, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 of Block 26 on the Plan of the Plummer Place in West Nashville, as of record in Book 181, page 39, Register's Office for Davidson County, Tennessee.
According to a survey by Hal R. Swann, Jr., Surveyor, March 15, 1958, said Lot No. 7 fronts 50 feet on the easterly side of Chamberlain Avenue, formerly 38th Avenue North or Center Street, and extends back between parallel lines 154 feet, more or less, to an alley.

BEING the same property conveyed to Steven J. Meisner by warranty deed, recorded November 23, 2005 in Instrument No. 20051123-0142028, Register's Office for Davidson County, Tennessee. Lora Beth Meisner joins in this conveyance as the spouse of the Grantor, Steven J. Meisner.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 338 Chamberlin Street, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 9th day of November, 2009.

"GRANTORS"

Steven J. Meisner

L Beth Meisner

Lora Beth Meisner

STATE OF Tennessee )
COUNTY OF Williamson )

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Steven J. Meisner and Lora Beth Meisner, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 9th day of November, 2009.

My commission expires: 5/8/2012

Notary Public

{Seal}

PATRICIA G. HODGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires 5/8/2012