BILL GARRETT, Davidson County
Trans:T20090079086 DEEDWARR
Recvd: 11/20/09 10:27 2 pgs
Fees:12.00 Taxes:0.00
20091120-0106919

MAIL - Southland

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

Subscribed and sworn to before me, this 12th day of November, 2009

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENNESSEE

MY COMMISSION EXPIRES: (AFFIX SEAL) May 8, 2012

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan L. Holmes	New Owner	159-03
(NAME)	(NAME)	(MAP)
5473 Camelot ~~Drive~~ Road KM		30
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Kathleen S. Meador, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Bryan L. Holmes, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in ~~Williamson~~ Davidson County, TENNESSEE, described as follows, to-wit:

LAND in ~~Williamson~~ Davidson County, TN, BEING Lot No. 16, on the Plan of High Ridge Subdivision, Phase Two, of record in Instrument No. 20010129-0008513, Register's Office for ~~Williamson~~ Davidson County, TN, to which plan reference is hereby made for a complete description thereof. KM

Being the same property conveyed to Clifton K. Meador and wife, Kathleen S. Meador, by deed dated August 30, 2001, from High Ridge, LLC, a Tennessee limited liability company, of record in Instrument No. 20010905-0095684 as re-recorded in Instrument No. 20050106-0002453, and further conveyed to Kathleen S. Meador, by Quitclaim Deed dated February 8, 2005, from Clifton K. Meador, of record in Instrument No. 20050218-0018620, Register's Office for ~~Williamson~~ Davidson County, TN. KM

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 5473 Camelot ~~Drive~~ Road KM, Brentwood, Tennessee 37027

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.

BK/PG:4953/855-856
09048305

DEED	
11/13/2009	03:14 PM
BATCH	164377
MTG TAX	0.00
TRN TAX	2775.00
REC FEE	10.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	2788.00

STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

Witness my/our hand(s) this 12th day of November, 2009.

Kathleen S. Meador

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Kathleen S. Meador with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 12th day of November, 2009.

Notary Public

My Commission Expires:

