39-B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100008105 DEEDWARR
Recvd: 02/09/10 14:16 2 pgs
Fees:13.00 Taxes:495.80
20100209-0010252

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS. $134,000.00.

Affiant

Subscribed and sworn to before me this 8th day of January, 2010.

Notary Public
My Commission expires: 5-8-2012
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Laurianne Cates	Pinnacle National Bank	082-08-0-233.00
710 Hart Avenue	211 Commerce St., Ste. 300	
Nashville, TN 37206	Nashville, TN 37201	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Shad Meier and Adam Meier**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Laurianne Cates, unmarried,** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 20 on the plan of McNish's Subdivision of the J.W. McFerrin 6 1/4 Acre Tract, of record in Book 57, page 129, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Shad Meier and Adam Meier, as tenants in common, by deed from Iantha V. Jones, Trustee of the Iantha V. Jones Revocable Living Trust, dated August 8, 2000, on August 18, 2009, of record in Instrument Number 20090821-0078883, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 129, Register's Office Davidson County, Tennessee.

This is improved property known as: **710 Hart Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 27, 2010.

Shad Meier

Adam Meier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Shad Meier and Adam Meier** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 27, 2010

My commission expires 8/23/14

Notary Public

