Bk/ 36
24345

# WARRANTY DEED

R-RA-10-3032

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,500.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF March, 2010.

Notary Public

JUNE E. ROWELL NOTARY PUBLIC STATE OF TENNESSEE AT LARGE June E. Rowell My Commission Expires MY COMMISSION EXPIRES: STATE OF TENNESSEE (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Marcus E. Meneese | SAME | |
| 3032 Bromley Way (ADDRESS) | (NAME) (ADDRESS) | |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 149-15-A-366.00 CO |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SOURI JON CHAYAVON, AN UNMARRIED MAN , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARCUS E. MENEESE AND WIFE, LATOYA A. MENEESE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 129, CAMBRIDGE FOREST, PHASE FOUR, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20020813-0098017, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SOURI JON CHAYAVON, AN UNMARRIED MAN BY WARRANTY DEED FROM BEAZER HOMES CORP., DBA PHILLIPS BUILDERS, A TENNESSEE CORPORATION, RECORDED ON THE 8TH DAY OF OCTOBER, 2004 IN INSTRUMENT NO. 20041008-0121676, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO SOURI JON CHAYAVON, AN UNMARRIED MAN BY WARRANTY DEED FROM BEAZER HOMES CORP., DBA PHILLIPS BUILDERS, A TENNESSEE CORPORATION, RECORDED ON THE 8TH DAY OF OCTOBER, 2004 IN INSTRUMENT NO. 20041008-0121676, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SET FORTH ON PLAT OF RECORD IN INSTRUMENT NO. 20020813-0098017; RESTRICTIONS OF RECORD IN BOOK 10332, PAGE 1; BOOK 10774, PAGE 723 AND INSTRUMENT NO. 20021023-0130058; BY-LAWS OF RECORD IN INSTRUMENT NO. 20020221-0022798; CHARTER OF RECORD IN BOOK 10343, PAGE 769; EASEMENTS OF RECORD IN BOOK 6881, PAGE 320, BOOK 7453, PAGE 445; BOOK 8795, PAGE 158 AND BOOK 1207, PAGE 529; COVNEYANCE TO HOA IN INSTRUMENT NO. 20030630-0090226 AND AGREEMENT OF RECORD IN BOOK 1147, PAGE 148, AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 3032 Bromley Way, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20100012687 DEEDWARR
Recvd: 03/03/10 14:11 2 pgs
Fees:13.00 Taxes:760.35
20100303-0016380

Witness my/our hand(s) this 2nd day of March, 2010.

Souri Jon Chayavon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Souri Jon Chayavon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of March, 2010.

Notary Public

My Commission Expires: 7-24-10

(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903