WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me, this 30th DAY OF April 2010

Pamela Jo Smithson
Notary Public

MY COMMISSION EXPIRES: 3-17-14
(AFFIX SEAL)

PAMELA JO SMITHSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

G-VRE-10-0915

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald Andrady	NEW OWNER (NAME)	
915 15th Avenue South (ADDRESS)	(ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	105-1-21.00

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, I/we BRENT MEREDITH, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GERALD ANDRADY , UNMARRIED, 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 NO. 56 ON THE MAP OF B. F. SHIELDS HEIRS TRACT OF RECORD IN BOOK 57, PAGE 31, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 56 FRONTS 50.25 FEET ON THE WESTERLY SIDE OF 15TH AVENUE SOUTH AND RUNS BACK BETWEEN PARALLEL LINES 140.6 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO BRENT MEREDITH, UNMARRIED BY WARRANTY DEED FROM VASILE CAVOPOL, RECORDED ON THE 3RD DAY OF MARCH, 2004 IN INSTRUMENT NO. 20040303-0024119, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 57, PAGE 31, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 915 15th Avenue South, Nashville, Tennessee 37212
(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:T20100029130 DEEDWARR
Recvd: 05/14/10 11:12 2 pgs
Fees:13.00 Taxes:888.00
20100514-0037362

Witness my/our hand(s) this 30th day of April, 2010.

Brent Meredith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brent Meredith, 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 30th day of April, 2010.

Notary Public

My Commission Expires:

(SEAL)

CARA MONFORTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2012

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

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067