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MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
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(2)

BILL GARRETT, Davidson County
Trans:T20100065777 DEEDWARR
Recvd: 10/18/10 10:33 2 pgs
Fees:13.00 Taxes:1269.10
20101018-0083131

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is
$343,000.00

Affiant

Subscribed and sworn to before me, this 7th day of October, 2010.

Notary Public

My commission expires: 2-19-13

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Austin Meibers **Christina Meibers**	**New Owner**	**Map 103, Group 08-0, Parcel 127.00**
132 43rd Avenue North		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Carrie Zeier, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Austin Meibers and wife, Christina Meibers

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 16 and part of Lot Nos. 21, 22, 23, and 24 on the Map of C.H. Tritschler's Subdivision of Lots 347, 348, and a part of Lot No. 349 of Richland Realty Company's West Lawn Plan, as of record in Plat Book 843, Page 51, Register's Office for Davidson County, Tennessee. Said Lot and parts of Lots are further described as commencing at the Northwestern corner of the said Lot No. 16, said corner also being the Southwestern corner of the above described Lot No. 15 (Tract 1); thence following the Eastern boundary of 43rd Avenue North, Southerly a distance of 50.20 feet, passing the Southwestern corner of the said Lot No. 16 at 50.0 feet, to a point; thence, Easterly across the said Lot No.21 a distance of 45.58 feet to a point in the common boundary of the said Lot Nos. 21 and 22, said point being Southerly along said common boundary a distance of 1.97 feet from the Northeastern corner of the said Lot No. 21; thence, Easterly across the said Lot No. 22 a distance of 50.0 feet to a point in the common boundary of the said Lot Nos. 22 and 23, said point being Southerly along said common boundary a distance of 4.13 feet from the Northeastern corner of the said Lot No. 22; thence, Easterly across the said Lot No. 23 a distance of 50.0 feet to a point in the common boundary of the said Lot Nos. 23 and 24, said point being Southerly along said common boundary a distance of 6.30 feet from the Northeastern corner of the said Lot No. 23; thence, Easterly across the said Lot No. 24 a distance of 50.0 feet to a point in the Eastern boundary of the said Lot No. 24, said point being Southerly along said Eastern boundary a distance of 8.45 feet from the Northeastern corner of the said Lot No. 24; thence Northerly along the Eastern Boundary of the said Lot Nos. 24 and 16 a distance of 58.45 to the Northeastern corner of the said Lot No. 16, said corner also being the Southeastern corner of the said Lot No. 15; thence, along the common boundary of the said Lot Nos. 15 and 16 Westerly a distance of 195 feet, more or less, to the point of BEGINNING.

Being the same property conveyed to Mark C. Swaffer and wife, Dana D. Swaffer by Warranty Deed from Susan Henderson, an unmarried woman, dated June 15, 2004, of record in Instrument No. 20040624-0075272. Mark C. Swaffer and wife, Dana D. Swaffer conveyed their interest in said property by Warranty Deed, to Carrie Zeier, a married woman, of record in Instrument No.20100913-0072533 Register's Office for Davidson County, Tennessee.

This is investment property and the spouse of Carrie Zeier has never had a marital interest in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 843, Page 51, Register's Office for DAVIDSON County, Tennessee. Joint Driveway Agreement contained in an instrument of record in Book 10532, Page 913 and amended in Book 10554, Page 854, Register's Office for DAVIDSON County, Tennessee. Water Pipe Easement of record in Book 452, Page 564, Register's Office for DAVIDSON County, Tennessee. Sewer Easement to City of Nashville of record in Book 1718, Page 446 and Book 1718, Page 467, Register's Office for DAVIDSON County, Tennessee. Memorandum of Option of record in Instrument No 20100125-0006205, Register's Office for DAVIDSON County, Tennessee. Subject to the flow of any stream across the subject property. Any and all visible easements lying on or across the property. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is **improved (X)** unimproved (____) property known as 132 43rd Avenue North, Nashville, TN 37209.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my/our hand(s) this 7th day of October, 2010.

Carrie Zeier by: J. Carlton Drumwright, Attorney-in-Fact
Carrie Zeier, by Carlton Drumwright, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Carlton Drumwright**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Carrie Zeier for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Carrie Zeier**, and is authorized by her to execute this instrument on her behalf.

This the 7th day of October, 2010.

My Commission Expires: 2-19-13

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **100483CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027