File 22999-8 BOX 14-A

WARRANTY DEED

R-VRES-10-1800

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF January, 2011.

Notary Public

MY COMMISSION EXPIRES: 2/24/13
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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
Edward W. Meyer	Edward W. Meyer	
1800 A Ashwood Avenue (ADDRESS)	1800 A Ashwood Avenue (NAME) (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	104160G00200CO

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 considerations, the receipt of which is hereby acknowledged, we LEWIS NASHNER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EDWARD W. MEYER AND WIFE, NATALIE N. MEYER, 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 UNIT "B" ON THE PLAN OF 1800 ASHWOOD TOWNHOMES, AS SHOWN ON EXHIBIT "C" TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1800 ASHWOOD TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NO. 20070522-0060995, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID ANN MARIE NASHNER JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO LEWIS NASHNER, UNMARRIED BY WARRANTY DEED FROM ROBERT KINCAID, A MARRIED MAN, AS TO A FIFTY PERCENT (50%) UNDIVIDED INTEREST AND LEONARD AMDUR, A MARRIED MAN, AS TO FIFTY PERCENT (50%) UNDIVIDED INTEREST, RECORDED ON THE 19TH DAY OF JUNE, 2008 IN INSTRUMENT NO. 20080619-0063391, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM CHARLES EUGENE DUNNEBACKE AND PATRICIA PATTERSON DUNNEBACKE TO LEWIS NASHNER, RECORDED SIMULTANEOUSLY HEREWITH AS INSTRUMENT NUMBER 20110201-0008778, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 332, PAGE 117; INST. NO. 20070522-0060995; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1800 A Ashwood Avenue, 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:T20110006351 DEEDWARR
Recvd: 02/01/11 09:53 2 pgs
Fees:13.00 Taxes:1813.00
20110201-0008779

Witness my/our hand(s) this 26th day of January, 2011.

Lewis Nashner

Ann Marie Flores

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lewis Nashner and Ann Marie Flores, 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 26th day of January, 2011.

Notary Public

My Commission Expires: 12-03-13

(SEAL)

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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