WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110011363 DEEDWARR
Recvd: 02/24/11 10:59 2 pgs
Fees:13.00 Taxes:724.09
20110224-0015184

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF FEBRUARY, 2011.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 12-10-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Olga A. Venes	Regions Bank d/b/a Regions Mortgage	14710020200
(NAME)	(NAME)	
530 Adamwood Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Steven McNeal and Matthew Eldredge, as Co-Trustees of The Threau Miaway Revocable Living Trust Agreement and Dated May 24, 2007, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Olga A. Venes an unmarried woman, 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 a Reserved Lot on the Plan of Parkview Estates, Section Two, of record in Book 3700, page 87, amended in Book 9871, page 520, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven McNeal and Matthew Eldredge, as Co-Trustees of The Threau Miaway Revocable Living Trust Agreement Dated May 24, 2007, by deed of record in Instrument No. 20070530-0063919, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 530 Adamwood, Nashville, TN 37211

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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 our hands this 17th day of February, 2011.

Matthew Eldredge, as Co-Trustees of The Threau Miaway Revocable Living Trust Agreement

Matthew Eldredge, as Co-Trustee

Steven McNeal and Matthew Eldredge, as Co-Trustees of The Threau Miaway Revocable Living Trust Agreement Dated May 24, 2007

Steven McNeal, as Co-Trustees of The Threau Miaway Revocable Living Trust Agreement

By: Steven McNeal, as Co-Trustee

Steven McNeal and Matthew Eldredge, as Co-Trustees of The Threau Miaway Revocable Living Trust Agreement

Dated May 24, 2007

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personal appeared Steven McNeal and Matthew Eldredge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Co-Trustees of the Threau Miaway Revocable Living Trust Agreement, Dated May 24, 2007, the within named bargainor, a Trust, and that as such Co-Trustees of the Threau Miaway Revocable Living Trust Agreement, Dated May 24, 2007, executed the foregoing instrument for the purposes therein contained by signing the name of the Threau Miaway Revocable Living Trust Agreement, Dated May 24, 2007 as Co-Trustees.

Witness my hand and official seal at Nashville, Tennessee this 17th day of February, 2011.

Commission expires: 3-3-14

LaTrece McAdoo

Notary Public

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

Return To: Partners Title of Tennessee, LLC
5200 maryland way Ste. 202
Brentwood, TN 37027