Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

JANIS L. DUREE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE 11-4321
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 2011.

Notary Public Janis L. Duree
MY COMMISSION EXPIRES: 3/18/2014

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, P.O. Box 118, Hendersonville, Tennessee 37077

NAME	ADDRESS
Address New Owner(s) as Follows: Michael Meadows	Send Tax Bills To: Same
(Name) 3724 Burrus Street	(Name)
(Street Address or Route Number) Nashville, TN 37216	(Street Address)
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 61-14-178

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 ACKNOWLEDGED, I/WE, James S. Sweeney, Jr., a married man
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Michael Meadows and wife, Brittany Meadows
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:

Being Lot No. 80 on the Plan of E. B. Craig's Subdivision of the Crownoever Property of record in Book 894, Pages 640 & 641, Register's Office for DAVIDSON County, Tennessee.

Said Lot No. 80 fronts 50 feet on the easterly side of Burrus Street and runs back 151.5 feet on the northerly line and 150.5 feet on the southerly line to a dead line, measuring 50 feet thereon.

Being the same property conveyed to James S. Sweeney, Jr., a married man, by deed of record in Instrument No. 20100104-0000450, Register's Office for Davidson County, Tennessee.

This is improved property known as 3724 Burrus Street, Nashville, TN 37216.

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, their heirs and assigns, forever: and we do covenant with the said GRANTEE 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, 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 his/her/their hand(s) this 24th day of February, 2011.

Seller
James S. Sweeney, Jr.

BILL GARRETT, Davidson County
Trans:T20110012798 DEEDWARR
Recvd: 03/03/11 11:04 2 pgs
Fees:13.00 Taxes:799.20
20110303-0017008

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, the within named James S. Sweeney, Jr., a married man, the bargainor(s), 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 at Goodlettsville, Tennessee, this 24th day of February, 2011.

My commission expires 3/18/2014.

Notary Public: Janis L. Duree

