BILL GARRETT, Davidson County
Trans:T20110027766 DEEDWARR
Recvd: 05/10/11 09:40 2 pgs
Fees:13.00 Taxes:277.50
20110510-0035751

This instrument prepared by: Fearnley & Califf, PLLC - Nashville
25 Century Blvd
Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 6th day of May, 2011, by and between Michael S Bligh Trustee of the Meador Revocable Living Trust, party of the first part, and David Signs, married, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

ALL THAT LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 169 ON THE PLAN OF HERMITAGE HILLS, SECTION II, OF RECORD IN BOOK 2900, PAGES 48 AND 49, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY MARGIN OF JACKSONIAN DRIVE AT THE COMMON CORNER OF LOTS NO. 168 AND 169; TENCE WITH THE COMMON BOUNDARY BETWEEN SAID TWO LOTS 147.3 FEET IN THE SOUTHWESTERLY DIRECTION TO A POINT; THENCE IN A NORTHWESTERLY DIRECTION 136.5 FEET TO A POINT IN THE SOUTHWESTERLY MARGIN OF BONNAMEADE DRIVE; THENCE ALONG SAID MARGIN 90.00 FEET IN A NORTHEASTERLY DIRECTION TO A POINT WHICH IS THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE 39.27 FEET IN THE NORTHEASTERLY DIRECTION TO A POINT IN THE SOUTHEASTERLY MARGIN OF JACKSONIAN DRIVE; THENCE ALONG SAID MARGIN 102.32 FEET IN A SOUTHEASTERLY DIRECTION TO THE POINT OF BEGINNIN.

Being all or part of the same property conveyed to Michael S Bligh Trustee of the Meador Revocable Living Trust by virute of Quit Claim Deed recorded March 2, 2011 at Insturment No 20110302-0016813 in the Register's Office of Davidson County, Tennessee. Being previously conveyed to Martin V Meador by virtue of Quit CLaim Deed recorded 12/01/03 at Instrument No. 20031201-0172654 in said Register's Office, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2011 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Michael S Bligh Trustee of the Meador Revocable Living Trust,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Michael S Bligh Trustee , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of May, 2011.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	David Signs 215 Whorley Dr. Nashville, TN 37217
Tax Parcel No	07513001100
Property Address:	232 Jacksonian Drive Hermitage, TN 37086
MAIL TAX BILLS TO:	Magna Bank PO Box 1974 Memphis, TN 38101-1974

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $75,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 6th day of May, 2011.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY