WARRANTY DEED

RETURN TO:
Four Star Title, LLC
541 N. Mt. Juliet Rd., #2201A
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2011.

Notary Public

MY COMMISSION EXPIRES: ~~July 29, 2013~~ 3/28/15

(AFFIX SEAL)

Shella McCord
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER County, TN

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggie E. Mitchell	American Mortgage Serv. Co.	149-02.00
(NAME)	(NAME)	
105 Aileen Court	11503 Springfield Pike	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Cincinnati, OH 45246	
(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, Dean Meyer and spouse, Rebecca S. Meyer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peggie E. Mitchell, an unmarried person, 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. 8 on the plan of Cottage Hill, Section 1, of record in Book 4860, page 83, Register's Office for said County.

SAID Lot No. 8 fronts 83.94 feet on the southerly margin of Aileen Court and extends back 311.54 feet on the westerly line and 318.46 feet on the easterly line to a broken line in the rear, measuring 198.40 feet thereon.

Being the same property conveyed to Dean Meyer and spouse, Rebecca S. Meyer, by deed of record in Book 8177, Page 225, Register's Office for Davidson County, Tennessee.

All matters as shown on Plan of Cottage Hill, Section 1, of record in Book 4860, page 83, Register's Office for Davidson County, Tennessee. Easements of record in Book 8208, page 232, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 105 Aileen Court, Antioch, TN 37013

(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.

BILL GARRETT, Davidson County
Trans:T20110032674 DEEDWARR
Recvd: 06/02/11 09:28 2 pgs
Fees:13.00 Taxes:462.50
20110602-0042008

Witness our hands this 20th day of May, 2011.

Dean Meyer

Rebecca S. Meyer

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dean Meyer and Rebecca S. Meyer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 20th day of May, 2011.

Commission expires: July 29, 2013

Tahira J. Pyszka Notary Public

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013