WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110040280 DEEDWARR
Recvd: 07/05/11 16:08 2 pgs
Fees:13.00 Taxes:937.95
20110705-0051435

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES 7/30/14

(AFFIX SEAL)

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley Jones Moore	Same as new owner	104-16-0-41.1
(NAME)	(NAME)	
1912 Sweetbriar Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, I, Ryan J. Meade, married HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ashley Jones Moore, a married woman, as to a ninety percent (90%) undivided interest, and David A. Jones, a married man, as to a ten percent (10%) undivided interest, 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. 2B on the Plan of Zone Lot Division of Lot 2 of a Subdivision of the Knox Property of record in Plat Book 6050, Page 121, as amended in Plat Book 6250, Page 714, Register's Office for said County.

Said Lot No. 2B fronts 35.50 feet on the northerly margin of Sweetbriar Avenue and extends back between parallel lines 170.00 feet to an alley.

Being the same property conveyed to RYAN J. MEADE, A SINGLE MAN, by deed from MATTHEW HOUSEL AND WIFE, MARISSA I. BORROMEO, of record as Instrument No. 20070215-0019330, dated January 11, 2007, said Register's Office.

This conveyance is subject to: 2011 property taxes which are a lien, but not yet due and payable; all matters appearing on the Plan of Zone Lot Division of Lot 2 of a Subdivision of the Knox Property of record in Plat Book 6050, page 121, as amended in Plat Book 6250, page 714, said Register's Office; and any and all restrictions and easements of record.

Anne Rankin Meade, spouse of Ryan J. Meade, joins in the execution of this instrument to convey any marital interest she may have in the subject property.

unimproved ☐

This is improved ☒ property, known as 1912 Sweetbriar Avenue, Nashville, TN 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 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 30th day of June, 2011.

Ryan J. Meade

Anne Rankin Meade

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan J. Meade and Anne Rankin Meade the within named bargainors, 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 office, this 30th day of June, 2011.

Notary Public

My Commission Expires: 6/20/14

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.