BILL GARRETT, Davidson County
Trans:T20110070717 DEEDWARR
Recvd: 11/09/11 09:45 2 pgs
Fees:13.00 Taxes:1143.30
20111109-0087551

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

WARRANTY DEED

JAMIE R. STEELMAN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2011.

NOTARY PUBLIC

My commission expires: 12/21/2014

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Childers 2608 Woodberry Drive Nashville, TN 37214	Same address as new owner	084-06-0 024.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Nine Thousand and 00/100 Dollars ($309,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOHN RYAN MEYER**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JOHN CHILDERS, a married man** hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 132, on the plan of Sunny Acres Subdivision, Section 4, of record in Plat Book 2900, page 2, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John Ryan Meyer, by Warranty Deed from C. Rick Sinnott and wife, Renee E. Sinnott, dated 6/14/2008, recorded 6/20/2008, of record in Instrument No. 20080620-0063810, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is

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unencumbered except by lien of the 2011 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 18th day of October, 2011.

JOHN RYAN MEYER

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, a Notary Public, John Ryan Meyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 18th day of October, 2011.



Notary Public

Jamie R Steelman
Printed Notary Name

My commission expires: 12/21/2014