BILL GARRETT, Davidson County
Trans:T20110077162 DEEDWARR
Recvd: 12/06/11 15:40 2 pgs
Fees:13.00 Taxes:1295.00
20111206-0095286

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF December, 2011.

Notary Public

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 1, 2012

MY COMMISSION EXPIRES:
(AFFIX SEAL)

R-CBB-11-1519

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie R. Smith	Franklin American Mortgage Company	
1519 Russell Street (ADDRESS)	(NAME) 501 Corporate Centre Dr # 400 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	83-13-381

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRANDON MEREDITH AND EMILY MEREDITH, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JULIE R. SMITH AND ERIC ISBERT, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that 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. 61 AND THE WESTERLY 5.0 FEET OF LOT NO. 62, BLOCK "G" ON THE PLAN OF LINDSLEY HOME PLACE OF RECORD IN MAP BOOK 2, PAGE 92, IN THE CHANCERY COURT AT NASHVILLE, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO BRANDON MEREDITH AND EMILY MEREDITH, HUSBAND AND WIFE BY QUITCLAIM DEED FROM EMILY ANDERSON AND BRANDON MEREDITH OF RECORD AS INSTRUMENT NO. 20090330-0027994, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 23, 2009.

BEING THE SAME PROPERTY CONVEYED TO EMILY ANDERSON AND BRANDON MEREDITH, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY DEED FROM REBECCA L. ROBERGE, A SINGLE WOMAN OF RECORD AS INSTRUMENT NO. 20071011-0121027, DATED SEPTEMBER 28, 2007, CORRECTED IN INSTRUMENT NUMBER 20100609-0044868, DATED JUNE 3, 2010, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN MAP BOOK 2, PAGE 92; CHANCERY COURT, NASHVILLE, TENNESSEE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1519 Russell Street, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this 5th day of December, 2011.

Brandon Meredith

Emily Meredith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brandon Meredith and Emily Meredith, the within named bargainor, 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, this the 5th day of December, 2011.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903