Return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20120000931 DEEDWARR
Recvd: 01/05/12 09:58 2 pgs
Fees:13.00 Taxes:795.50
20120105-0001060

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of December, 2011.

JAMES E. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My commission expires: 5-4-15

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Adam Penn Roberts	SunTrust Mtg. Inc	
802 Meridian Street	1001 Semmes Ave RVW-5073	082-07-86.00
Nashville, TN 37207	Richmond VA 23224	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KEVIN D. VEDDERS, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADAM PENN ROBERTS, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. KNOWN AS 802 MERIDIAN STREET, NASHVILLE. DAVIDSON COUNTY, TENNESSEE, BEING LOT ON WEST SIDE OF MERIDIAN STREET AND NORTH OF HANCOCK STREET WITH DIMENSIONS OF 50' X 174.25'.

BEING THE NORTHERLY 50 FEET OF LOT NO. 146 ON THE PLAN OF LINDSLEY'S ADDITION TO EAST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 25, SAID REGISTER'S OFFICE. ALSO BEING DESCRIBED AS BEGINNING AT A POINT IN THE WESTERLY MARGIN OF MERIDIAN STREET 50 FEET NORTH OF THE INTERSECTION OF THE SAME WITH THE NORTH LINE OF HANCOCK STREET: THENCE WESTWARDLY PARALLEL TO HANCOCK STREET, 174 FEET 3 INCHES TO AN ALLEY; THENCE WITH THE SAME, NORTHWARDLY 50 FEET; THENCE EASTWARDLY PARALLEL TO HANCOCK STREET, 174 FEET 3 INCHES TO A POINT IN THE WESTERLY MARGIN OF MERIDIAN STREET; THENCE WITH SAID STREET SOUTHWARDLY 50 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Kevin D. Vedders, a married man by deed from Thomas Ward and wife Sandy Ward of record in Book 11065, page 983, Register's Office for Davidson County, Tennessee, dated August 11, 1998.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 802 Meridian Street, Nashville, TN 37207.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of December, 2011.

Kevin D. Vedders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kevin D. Vedders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of December, 2011.

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

Notary Public

Wendy Vedders, spouse of Kevin D. Vedders, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Wendy Vedders

Wendy Vedders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Wendy Vedders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of December, 2011.

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

Notary Public