MEPC 11-3548

Return To:
FOUNDATION
TITLE AND ESCROW, LLC
450 Saint Andrews Dr., Ste. C
Murfreesboro, TN 37128

WARRANTY DEED

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ RUTHERFORD

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $143,000.00.

Affiant

Subscribed and sworn to before me this 12th day of JANUARY, 2012.

Notary Public
My Commission expires: 11-23-15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Bryan Young	NEW OWNER	082-04-0-035.00
1112 North 7th Street		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Adam Meier, a single person**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Bryan P. Young, a single person, and Shawn W. Harris, a single person, as joint tenants with right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the southerly 28 feet of Lot No. 212 and the north 16 feet of Lot No. 213 on the plan of Oakwood Park, of record in Book 421, page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said parts of said Lots Nos. 212 and 213 front 44 feet on the westerly side of North 7th Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Adam Meier, a single person, by deed from Arthur C. Spain and wife, Dottie C. Spain, on May 26, 2011, of record in Instrument Number 20110531-0041107, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 12, Register's Office Davidson County, Tennessee.

This is improved property known as: 1112 North 7th Street, Nashville, TN 37207

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 12, 2012.

Adam Meier

BILL GARRETT, Davidson County
Trans:T20120003643 DEEDWARR
Recvd: 01/17/12 10:36 2 pgs
Fees:13.00 Taxes:529.10
20120117-0004368

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Adam Meier,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 12, 2012

My commission expires 7/6/15

Notary Public

