BILL GARRETT, Davidson County
Trans:T20120009369 DEEDWARR
Recvd: 02/07/12 13:31 2 pgs
Fees:13.00 Taxes:573.50
20120207-0010988

Prepared By & Return To:
Tennessee Title Services, LLC
131 Saundersville Rd, Suite 212
Hendersonville, TN 37075
11-0186HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Craig Meadows
Affiant

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of January, 2012

Kim Gillespie
Notary Public
Commission Expires: 10-23-12

Address of New Owner	Send Tax Bills To:	Map & Parcel
Craig Meadows 805 Tunewood Court Hermitage, TN 37076	Primelending, A PlainsCapital Company 18111 Preston Road, Ste 900 Dallas, Texas 75252	075-12-0B-012.00CO

WARRANTY DEED

FOR AND IN 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/WE,

Raymond S. Bailey and wife, Phyllis Bailey

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Craig Meadows and wife, Karrie Meadows

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:

Being Lot No. 68, on the plan of Brookside Woods, Section 1, Phase One & A Portion of Phase Two, A Planned Unit Development of record in Book 9700, page 397, Register's Office for Davidson County, Tennessee, to which plan is hereby referenced for a more complete and accurate description.

Surveyor's Correction of record in Book 11346, Page 459, said Register's Office.

Being the same property conveyed to Raymond S. Bailey, married, by Warranty Deed, from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes, of record in Instrument # 20011107-0122496, Register's Office for Davidson County, Tennessee, dated October 31, 2001and recorded November 7, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 805 Tunewood Court, Hermitage, TN 37076.

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 so 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.

Dated this the 31st day of January, 2012.

Raymond Bailey by Phyllis Bailey, Attorney in Fact

Raymond S. Bailey, By: Phyllis Bailey, Attorney-in-Fact

Phyllis Bailey

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phyllis Bailey 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 at San Diego, California this 31st day of January, 2012.

DEBRA R. JOHNSON
Commission # 1812991
Notary Public - California
San Diego County
My Comm. Expires Sep 30, 2012

(Notary Seal)

Debra R Johnson
Notary Public
My Commission Expires: Sep 30 2012

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Phyllis Bailey, 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 within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Raymond S. Bailey and that he/she is authorized by Raymond S. Bailey to execute this instrument on his/her behalf.

Witness my hand and seal at San Diego, California, this 31st day of January, 2012.

DEBRA R. JOHNSON
Commission # 1812991
Notary Public - California
San Diego County
My Comm. Expires Sep 30, 2012

Debra R. Johnson
Notary Public
My commission expires: Sep 30 2012