BILL GARRETT, Davidson County
Trans:T20120025413 DEEDWARR
Recvd: 04/09/12 10:03 2 pgs
Fees:13.00 Taxes:1091.50
20120409-0029732

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 295,000.00

Affiant

Subscribed and sworn to before me, this 30th day of March, 2012.

Notary Public

My commission expires

JOEY SANDERS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires November 17, 2014

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, SUITE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
PHYLLIS C BEAM	U.S Bank Home Mortgage	171030B07700CO
641 OLD HICKORY BLVD UNIT 208	4801 Fredericа St.	
BRENTWOOD, TN 37027	Owensboro, Ky 42301	
		File: ST2012-0382

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 ACKNOWLEDGE, WE,

KENNETH RYAN MEADOWS and MICHELLE MEADOWS, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PHYLLIS C BEAM, AN UNMARRIED WOMAN

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:

Land in Davidson County, Tennessee, being Unit No. 29 on the Plan of Phase One, Section Two, Townhomes of Fredericksburg, as of record in Plat Book 9700, page 364, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO KENNETH RYAN MEADOWS AND MICHELLE MEADOWS, HUSBAND AND WIFE, BY WARRANTY DEED FROM AUDREY SEITZ KIDD DATED 02/25/09 AND RECORDED ON 02/27/09 IN INSTRUMENT NO. 20090227-0017318, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 9700, Page 364, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 641 OLD HICKORY BLVD UNIT 208, BRENTWOOD, TN 37027.

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 do 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 in 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.

Witness my/our hand(s) this 30th day of March, 2012.

XXRYANMEADOWSXX Kenneth Ryan Meadows

MICHELLE MEADOWS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, *KENNETH RYAN MEADOWS and MICHELLE MEADOWS, the within named Grantors, 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, at office, this 30th day of March, 2012.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013