BILL GARRETT, Davidson County
Trans:T20120032419 DEEDWARR
Recvd: 05/03/12 09:20 2 pgs
Fees:13.00 Taxes:528.36
20120503-0037931

**WARRANTY DEED**

BOX 50-B
~~PREPARED~~ BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$427,500.00~~ $143,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of May, 2012

Notary Public

MY COMMISSION EXPIRES: 5-4-15

(AFFIX SEAL)

JANIS L. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Rachel L. Fichter | Suntrust Mtg | 064114005600 |
| (NAME) 1009 Horseshoe Drive | (NAME) PO Box 79041 | |
| (ADDRESS) Nashville, TN 37216 | (ADDRESS) Baltimore, MD 21279-0041 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **Quinn E. Meneely** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rachel L. Fichter and Husband, Matthew M. Straub**, 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 Lot No. 56 on the plan of Locust Grove Estates of record in Plat Book 1424, Page 11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Quinn E. Meneely by Quitclaim Deed from Mary J. Meneely, dated April 21, 2008 and filed on June 13, 2008 in Instrument Number 20080613-0060973, Register's Office of Davidson County, Tennesse. Said Quitclaim Deed conveyance is pursuant to final Separation Agreement between Quinn E. Meneely and Mary J. Meneely. For further information current spouse Jane Grimes Meneely join in the execution of this deed to convey all martial rights and interest in said property to herein Grantee(s).

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1009 Horseshoe Drive, Nashville, TN 37216

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, has 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.

Witness our hands this **10th** day of **May, 2012**

**Quinn E. Meneely**

**Jane Grimes Meneely**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Quinn E. Meneely and Jane Grimes Meneely**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **10th** day of **May, 2012**

Notary Public

My commission expires: 5-4-15

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY