WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120034471 DEEDWARR
Recvd: 05/10/12 08:54 2 pgs
Fees:13.00 Taxes:495.80
20120510-0040376

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of May, 2012
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Meyer and Jamie Meyer	NEW OWNER	073080009000
(NAME)	(NAME)	
2435 Kimberly Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **Kristin E. Rothe**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brian Meyer and Jamie Meyer**, Husband and Wife 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. 282, on the plan of Sunset View, Section 4, of record in Book 2854, page 63, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Kimberly Road at the corner of Lot Nos. 281 and 282; thence with the line between said two lots southerly 199.9 feet to the corner of Lot Nos. 281, 282 and 283; thence with the line between Lot Nos. 282 and 283 northwesterly 235.4 feet to the southeasterly margin of Melbourne Drive; thence with the same, northeasterly 93.45 feet to the beginning of a curve; thence around said curve having a radius of 20 feet easterly 29.39 feet to the southerly margin of Kimberly Road; thence with the same easterly 133.42 feet to the beginning.

Being the same property conveyed to Kristin E. Rothe by Warranty Deed from Idabelle N. Harding, unmarried, dated April 21, 1998 and filed on April 22, 1998 in Book 10895, page 423, Register's Office of Davidson County, Tennessee.

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 2435 Kimberly Dr, Nashville, TN 37214

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 **7th** day of **May, 2012**

Kristin E. Rothe

Kristin E. Rothe

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, **Kristin E. Rothe**, 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 **7th** day of **May, 2012**

Tabatha Edwards

Notary Public

My commission expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY