BILL GARRETT, Davidson County
Trans:T20120037956 DEEDWARR
Recvd: 05/23/12 11:57 2 pgs
Fees:13.00 Taxes:284.90
20120523-0044737

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $77,000.00 (Seventy Seven Thousand).

AFFIANT

Subscribed to and sworn before me this 17th day of May, 2012.

NOTARY PUBLIC MY COMMISSION EXPIRES: 9-19-12

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Anthony Taylor 818 A&B Meridian Street Nashville,TN 37207	Anthony Taylor 710 Lischey Ave. Nashville TN 37207	08207009300

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, **JONI COCKRILL**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ANTHONY TAYLOR**, HEREINAFTER CALLED THE **GRANTEE(S)**, 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. 139 ON THE MAP OF V.S. LINDSLEY'S PROPERTY OF RECORD IN BOOK 57, PAGE 25, REGISTER'S OFFICE FOR SAID COUNTY, BUT NOT NUMBERED ON SAID PLAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF MERIDIAN STREET, 450 FEET NORTH OF HANCOCK STREET, AND BEING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO IDA JAMISON BY DEED IN BOOK 1012, PAGE 323, SAID REGISTER'S OFFICE; THENCE ALONG JAMISON'S NORTH LINE WESTERLY 174 FEET 3 INCHES TO THE EASTERLY MARGIN OF A 16 FOOT ALLEY; THENCE WITH SAID MARGIN OF SAID ALLEY, NORTHERLY 50 FEET TO A POINT, THE SOUTHWEST CORNER OF THE LOT CONVEYED TO R. C. WHITSITT, BY DEED IN BOOK 981, PAGE 299, SAID REGISTER'S OFFICE; THENCE WITH WHISITT'S SOUTHERLY LINE, EASTERLY 174 FEET 3 INCHES TO THE WESTERLY MARGIN OF MERIDIAN STREET; THENCE WITH THE MARGIN OF THE SAME SOUTHERLY 50 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JONI COCKRILL BY DEED FROM JAMES W. SMITH AND WIFE, JACQUELINE SMITH DATED MAY 19, 2006 AND RECORDED IN INSTRUMENT NO. 20060523-0060723, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **818 A&B MERIDIAN STREET** **NASHVILLE,TN37207**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2012

WITNESS, this 17th day of May, 2012

Joni Cockrill

Joni Cockrill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 17th day of May, 2012, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Joni Cockrill** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 17th day of May, 2012.

Joyce Jordan

Notary Public

Commission Expires: 9-19-12

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TENN.

LTSR Number:

GTE File: 2012