Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $57,250.00

Richard C. Calligan
Affiant

Subscribed and sworn to before me, this 26th day of June, 2012.

Angela A. Ramsey
Notary Public
My commission expires: 4/23/2014

ANGELA A. RAMSEY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires April 23, 2014

05-1204-65559

Address of New Owner:	Send Tax Bills to:	Tax Information
Richard C. Calligan	OWNER	44-14-0-021
237 Martingale Drive	3052 LAKESHORE DR.	
Old Hickory TN 37138	OLD HICKORY TN 37138	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Patricia Meador Larson, Phillip Ira Meador, Administrator, and Penny Lee Castillo, heirs at law of Ruby Charlene Meador, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Richard C. Calligan, hereinafter called the Grantees, their successors 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. 237, Block 4, on the Plan of Cumberland Terrace, Part 1, of record in Plat Book 1424, Page 49, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Pleasant Ira Meador, Jr. and Ruby Charlene Meador, husband and wife by deed from Franklin D. Richards of Washington D.C. as Federal Housing Commissioner by Clyde L. Powell, Assistant Federal Housing Commissioner, dated April 3, 1950, recorded April 18, 1950 in Book 1814, Page 441, Register's Office for Davidson County, Tennessee. Pleasant Ira Meador, Jr. having since died. Ruby Charlene Meador subsequently died intestate leaving subject property to Patricia M. Larson, Pamela Susan Meador, Phillip Ira Meador and Penny Lee Castillo as her heirs at law. The Estate of Ruby Charlene Meador is being administered by the Probate Court for Davidson County, Tennessee, Docket No. 12P-598. Letters of Administration were issued to Phillip Ira Meador. Pamela Susan Meador died intestate on December 26, 2011 having never been married and had no children subsequently leaving Patricia M. Larson, Phillip Ira Meador and Penny Lee Castillo as her only heirs at law. Also see Affidavits of Heirship of record in Instrument No. 20120201-0008892 and Instrument No. 20120201-0008893, Register's Office for Davidson County, Tennessee.

Phillip Ira Meador and Phillip Meador are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 237 Martingale Drive, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20120049754 DEEDWARR
Recvd: 07/06/12 08:59 2 pgs
Fees:13.00 Taxes:211.83
20120706-0059330

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 hand this 26th day of June, 2012.

Patricia Meador Larson

Phillip Ira Meador

Penny Lee Castillo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patricia Meador Larson and Phillip Ira Meador and Penny Lee Castillo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Madison, TN, this 26th day of June, 2012.

State of Tennessee at Large

My Commission expires 4/23/2014

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires April 23, 2014

Phillip Meador, Administrator of the
Estate of Ruby Charlene Meador, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Phillip Meador of the Estate of Ruby Charlene Meador, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Madison, Tennessee, this 26th day of June, 2012.

Notary Public at Large

My commission expires: 4/23/2014

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires April 23, 2014