WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2012.

Notary Public

MY COMMISSION EXPIRES: 4-23-14

(AFFIX SEAL)

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20120054964 DEEDWARR
Recvd: 07/26/12 13:12 2 pgs
Fees:13.00 Taxes:381.10
20120726-0065820

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Juliana Michel Davis	First Community Mortgage, Inc.	02607009300
(NAME)	(NAME)	
126 Corbridge Court	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Stacey Meeks, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Juliana Michel Davis, a single person**, hereinafter called the GRANTEE(S), their heirs and/or 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. 85 on the Plan of Resubdivision of Windsor Green, Phase I, Section III of Lots 73 thru 87 of record in Plat Book 6200, Page 366, erroneously shown as Plat Book ~~6200,~~ 5200 Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Stacey Meeks by Deed from East Nashville United Pentecostal Church, dated 02/25/2006 and filed for record on 05/16/2006 in Instrument 200605160057303, Register's Office for Davidson County, Tennessee.
The said property is investment property and has never been a marital residence.

All matters as set forth per Plat Book ~~6200~~ 6200, Page 366, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 6406, Page 929, said Register's Office.
Deed of Dedication of record in Book 6636, Page 824, said Register's Office.
Charter of record in Book 6396, Page 542, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Book 7864, Page 369, said Register's Office.
Charter of record in Book 8192, Page 65, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.
City of Goodlettsville taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 126 Corbridge Court, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 hand this 18th day of July, 2012.

Stacey Meeks

State of TN
County of Loudon

Personally appeared before me Stacey Meeks, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of July, 2012.

STEPHEN P. BARRENT ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF LOUDON

Notary Public Stephen P. Barrent
My Commission Expires: 6/11/2016

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122