Return to:
Warranty Title Insurance Co
2400 Crestmoor Road
Nashville, TN 37215

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 12080022

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Chris Kind
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th DAY OF August, 2012.

MITCHELL A. WARE
NOTARY PUBLIC
TENNESSEE
SUMNER COUNTY

NOTARY PUBLIC

My Commission expires: 8.20.13

Address of New Owner	Send Tax Bills To:	Tax Information:
Shawn F. Meehan P.O. Box 158825 Nashville, TN 37215	Same	102-07-0A 025 CO, 039 CO, 043 CO, 100 CO

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **James H. Ivey and Judy C. Ivey,** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Shawn F. Meehan, married,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Units C-4, E-2, F-2 and H-8 of West Meade Condominium created under Title 66, chapter 27, Section 10, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5923, page 704, as amended in Book 6277, page 653, Book 7333, page 415, and Book 7333, page 418, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "A-1" of said Master Deed and being shown on the plat of West Meade Condominium of record in Plat Book 5200, page 430, to which plat and Master Deed reference are hereby made for a more complete description of said property.

BEING the same property conveyed to James H. Ivey and wife, Judy C. Ivey, as to Unit C-4 by Warranty Deed from Margaret Suzanne Frey, dated November 22, 2004 and filed of record in Instrument 20041122-01398351, Register's Office for Davidson County, Tennessee; BEING the same property conveyed to Judy C. Ivey, as Unit E-2 by Warranty Deed from Harry L. Batten and wife, Edith E. Batten, dated December 15, 2005 and filed of record in Instrument 20051228-0155621, Register's Office for Davidson County, Tennessee, the said Judy C. Ivey executed a Quitclaim Deed to James H. Ivey and wife, Judy C. Ivey dated March 28, 2008 and filed of record in Instrument 20080408-0035612, Register's Office for said County; BEING the same property conveyed to James H. Ivey and wife, Judy C. Ivey as to Unit F-2 by Warranty Deed from Terry R. Upchurch, Jr. and wife, Bridgette Upchurch and Robert C. Derryberry, dated October 30, 2003 and filed of record in Instrument 20031031-0160070, Register's Office for Davidson County, Tennessee; and BEING the same property conveyed to Judy C. Ivey, as to Unit H-8 by Warranty Deed from Harry L. Batten and wife, Edith E. Batten, dated June 4, 2004 and filed of record in Instrument 20040608-0067856, Register's Office for Davidson County, Tennessee, the said Judy C. Ivey executed a Quitclaim Deed to James H. Ivey and wife, Judy C. Ivey dated March 26, 2008 and filed of record in Instrument 20080408-0035611, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
6680 Charlotte Pk. (C4, E2, F2, H8), Nashville, TN 37209

BILL GARRETT, Davidson County
Trans:T20120064736 DEEDWARR
Recvd: 08/29/12 11:07 3 pgs
Fees:18.00 Taxes:740.00
20120829-0077968

SUBJECT TO THE FOLLOWING:

1. 2012 City and/or County Property Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Mater Deed recorded at Book 5923, page 704, as amended at Book 6277 page 653, at Book 733, page 415, at Book 733, page 418, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
3. Ingress / Egress Easement outlined in instrument of record at Book 4265, page 587, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
4. Sanitary Sewer/storn Drainage Easement of record at Book 4520, page 836, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
5. Recreational Easement of record at Book 4552, page 507, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
6. Encroachment Easement of record at Book 6561, page 90, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
7. Water Main Easement of record at Book 8808, page 872, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
8. Easement, setbacks and all other matters shown on the Plat of record at Book 4470, page 92 as ameneded at Book 5200, page 430, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **James H. Ivey and Judy C. Ivey** has/have caused this instrument to be executed, this the 27 day of August, 20 12.

James H. Ivey

James H. Ivey

Judy C Ivy by James H. Ivy ATTY-IN-FACT

Judy C. Ivey
By James H. Ivey, Attorney in Fact

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **James H. Ivey,** 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 within instrument for the purposes therein contained.

This the 27 day of August, 2012

My commission Expires: 9/29/14

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **James H. Ivey,** Attorney-in-fact, acting on behalf of **Judy C. Ivey,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument in behalf of **Judy C. Ivey,** and who acknowledged that he/she executed the same as the free act and deed of **Judy C. Ivey**.

This the 27 day of August, 2012.

My commission Expires: 9/29/14

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY