WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120067409 DEEDWARR
Recvd: 09/07/12 14:54 2 pgs
Fees:13.00 Taxes:610.50
20120907-0081436

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $165,000.00.

Affiant

Subscribed and sworn to before me this 4th day of September, 2012.

Notary Public
My Commission expires: 01/07/2013
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ashley L. Miles	F+M Bank	119-14-0-049.00
249 Tanksley Avenue	50 Franklin Street	
Nashville, TN 37211	Clarksville, TN 37040	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Adam Meier, unmarried and Dennis Meier, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ashley L. Miles, a single person**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

***Dennis Meier warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.**

Located in Davidson County, Tennessee:

BEING Lot NO. 22 of Block D on the map of Woodbine Courts, Part Two, not of record, and described according to a copy of a survey thereof by Blanchard & Parrish, Engineers, as follows:

BEGINNING at a point in the Southerly margin of Tanksley Avenue, at the common corner of Lots Nos. 21 and 22; thence with the line between said Lots, Southerly 156.5 feet to a point in the line of Lot No. 8; thence with the line between Lot 22 and Lots Nos. 8 and 7, 96.1 feet to a point, the corner Lots Nos. 22 and 23; thence with the line between said Lots, Northerly 156.5 feet to the South margin of Tanksley Avenue; thence with the margin of the Said Avenue, 96.1 feet to the point of beginning.

BEING the same property conveyed to Adam Meier, unmarried and Dennis Meier*, married from Edna Mae Ray, unmarried by Warranty Deed on August 31, 2009, of record in Instrument Number 20090904-0083460, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Plat Book 1163, Page 441, Register's Office for Davidson County, Tennessee.

This is improved property known as: **249 Tanksley Avenue, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 4, 2012.

Adam Meier

Dennis Meier by Adam Meier as Attorney in Fact
Dennis Meier
By Adam Meier, as attorney-in-fact

STATE OF Colorado
COUNTY OF Summit

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Adam Meier, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this 4th day of September, 2012

My commission expires 8/21/16 #20084029652

Notary Public

JESSICA WILDMAN NOTARY PUBLIC STATE OF COLORADO

STATE OF Colorado

COUNTY OF Summit

Before me, the undersigned authority, a Notary Public within ~~and for~~ the State of ~~Tennessee~~ Colorado, appeared Adam Meier, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Dennis Meier, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Dennis Meier, the bargainor(s), by the said Adam Meier, as Attorney-in-Fact.

WITNESS ~~my hand~~ and seal, this 4th day of September, 2012.

NOTARY PUBLIC My Commission Expires: 8/21/16
#20084029652

JESSICA WILDMAN NOTARY PUBLIC STATE OF COLORADO