BILL GARRETT, Davidson County
Trans:T20120070307 DEEDWARR
Recvd: 09/18/12 12:50 2 pgs
Fees:13.00 Taxes:458.80
20120918-0084776

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $124,000.00.

Affiant

Subscribed and sworn before me this the 10th day of September, 2012.

Notary Public
My commission expires: 6/26/2016

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Troy M. Meneese	First Bank	52-8A-241
1116 Seagrove Pt	6131 Shallowford Rd., Ste 102	
Madison, TN 37115	Chattanooga, TN 37421	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LORINE M. TAYLOR, UNMARRIED hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TROY M. MENEESE AND RHONDA MENEESE, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 65 on the Heron Walk Subdivision, Phase 2, Section 4, as of record in Book 9700, Page 687, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lorine M. Taylor, unmarried, from Allen Earps, dated October 29, 1999 of record in Book 11732, page 585 and re-recorded in Instrument No. 20000106-0001842, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1116 Seagrove Pt, Madison, TN 37115.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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.

Witness my hand this the 10th day of September, 2012.

Lorine M. Taylor
Lorine M. Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lorine M. Taylor, 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 and official seal this 10th day of September, 2012.

My commission expires: 6/26/2016

Notary Public

