File No. 120745

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF SEPTEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura E. Bradford	Laura E. Bradford	085-13-0-043.00
(NAME)	(NAME)	
2607 Crestwood Road	2607 Crestwood Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Duane Meeks and Julie Brumit as Administrators for the Estate of Ted R. Meeks, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Laura E. Bradford, a single woman, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 9 on the Plan of Resubdivision of Cliffdale, of record in Plat Book 974, Page 49, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

The said Ted R. Meeks having since died intestate on or about February 1, 2008, thereby vesting subject property in his heirs at law: Jacqueline I. Meeks, Julie Meeks Brumit, Troy Meeks and Duane Meeks pursuant to Affidavit of Heirship recorded 5/10/11 in Instrument No. 20110510-0035737, said Register's Office. The said Duane Meeks and Julie M. Brumit having been appointed Administrators of the Estate of Teddy R. Meeks pursuant to Order of Intestate Administration filed 12/14/11 in Case No. 11P-1831 in the Probate Court for Davidson County, Tennessee. The said Ted R. Meeks is also known as Teddy R. Meeks. The said Jacqueline I. Meeks having since died intestate on or about April 22, 2011, thereby vesting her interest in subject property in her heirs at law: Amanda Ingram Gill, Rebecca Ingram and Richard Ingram pursuant to Affidavit of Heirship recorded 5/9/11 in Instrument No. 20110509-0035432, said Register's Office. The said Richard Ingram having been appointed Administrator of the Estate of Jacqueline Isabelle Marie Meeks pursuant to Order for Intestate Administration filed 5/4/11 in Case No. 11P-716 in the Probate Court for Davidson County, Tennessee. The said Jacqueline I. Meeks is also known as Jacqueline Isabelle Marie Meeks.

The said Richard Ingram, as to his 1/9th percent interest, and Rebecca Ingram, as to her 1/9th percent interest having since conveyed there interest in subject property to Amanda Ingram Gill by Quitclaim Deed dated 7/19/11 and recorded 8/25/11 in Instrument No. 20110825-0065927, in the Register's Office of Davidson County, Tennessee.

Motion to Sell Real Property, and Final Order Approving the Sale by the Administrators as filed in Docket No: 11P1831 on August 27, 2012, Probate Court for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20120074421 DEEDWARR
Recvd: 10/02/12 13:36 2 pgs
Fees:13.00 Taxes:314.50
20121002-0089804

File No. 120745

This is improved x property, known as 2607 Crestwood Road, Nashville, TN 37214
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hands this 21 day of September, 2012.

The Estate of Ted R. Meeks

x Duane Meeks Administrator

Duane Meeks, Administrator

x Julie Brumit Administrator

Julie Brumit , Administrator

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Duane Meeks and Julie Brumit as Adminstrators for the Estate of Ted R. Meeks, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they as such Administrators for the Estate of Ted R. Meeks with full power and authority so to do executed the within instrument for the purposes therein contained.

Witness my hand and official seal on 9-21-12.

Notary Public
My Commission Expires: 1-26-16

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016