CLY
GSKM

BILL GARRETT, Davidson County
Trans:T20120081196 DEEDWARR
Recvd: 10/25/12 14:02 2 pgs
Fees:13.00 Taxes:980.50
20121025-0097990

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $265,000.00. Affiant Subscribed and sworn to before me, this 24th day of October, 2012. Notary Public My Commission Expires: 3-9-13

IVA J. BINKLEY NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Joshua Gunnels 404 West Meade Drive Nashville, TN 37205	Joshua Gunnels 506 West Meade Drive Nashville, TN 37205	11516003000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY ANN LASS**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JOSHUA GUNNELS**, married, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of West Meade Farms, Inc., Section C, as of record in Book 1835, page 44, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Ann Lass by deed dated August 28, 1995, recorded on August 30, 1995 in Book 9778, page 750, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 1835, page 44, Register's Office for Davidson County, Tennessee.

2. Restrictions recorded in Book 1939, page 147, Register's Office for Davidson, Tennessee.

This is improved property known as: **404 West Meade Drive, Nashville, TN 37205**.

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, his heirs and assigns, forever; and I covenant with the said Grantee that I am 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 I further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 24th day of October, 2012.

MARY ANN LASS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY ANN LASS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of October, 2012

(Seal)

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015