(1)

WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $132,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of February, 2013.

Notary Public
My Commission expires: 4/23/2013
(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:
Ann F. Meadows	Reliant Bank	16210021700
29 Orchard Avenue	1736 Carothers Parkway, Suite 100	
Greenville, RI 02828	Brentwood, TN 37027	

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, **Christina M. Dunham, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ann F. Meadows,an unmarried woman and Lori A. Meadows, an unmarried woman, joint tenants with rights of survivorship,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot Number 86 on the Plan of Section Four, Hickory View, of record in Plat Book 6900, Page 373, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said real property.

Being the same property conveyed to Christina M. Dunham from The Secretary of Housing and Urban Development, of Washington, D.C. by Cash Deed for Tennessee, on October 18, 2012, of record in Instrument Number 20121019-0096026, Register's Office for Davidson County, Tennessee.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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 6900, Page 373, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7322, Page 278, Register's Office for Davidson County, Tennessee.

This is improved property known as: **218 Ash Grove Drive, 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 February 22, 2013.

Christina M. Dunham

BILL GARRETT, Davidson County
Trans:T20130015414 DEEDWARR
Recvd: 02/25/13 10:43 2 pgs
Fees:13.00 Taxes:488.40
20130225-0018460

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Christina M. Dunham, Married** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 22, 2013

My commission expires 7/6/15

Notary Public

