BILL GARRETT, Davidson County
Trans:T20130016867 DEEDWARR
Recvd: 02/28/13 15:41 6 pgs
Fees:33.00 Taxes:1110.00
20130228-0020326

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me, this 25th day of February, 2013.

Notary Public
My commission expires: 5-20-

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

02-1301-48241

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Thomas Meyer<br>2007 Cedar Lane<br>Nashville TN 37212 | NEW OWNER | 117-03-0-053.00 |

**WARRANTY DEED**

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Henry Murrey, individually and as Administrator of the Estate of Sarah Clough Parks Dunn, deceased, James F. Beall, Thomas Clough Beall, and Susan Parks Beall Ouzts, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Thomas Meyer and wife, Amy Meyer, hereinafter called the Grantees, their successors 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. 19, on the unrecorded plan showing the subdivision of Richard M. Atkinson's Lands, on the south side of Cedar Lane, and described as follows:

BEGINNING at a point in the south margin of Cedar Lane, 292 feet west of a 50-foot unnamed street, now known as Primrose Avenue, the common corner of Lot No. 19 and 20; thence with the line between said lots, southerly 500 feet to the north margin of the Tennessee Central Railroad; thence with the margin of the same, northwesterly 122 feet to the common corner of Lots No. 18 and 19; thence with the line between said lots, northerly 430 feet to the south margin of Cedar Lane; thence with the margin of the same, easterly 100 feet to the point of beginning.

INCLUDED WITHIN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that certain portion of property conveyed to The State of Tennessee by deed of record in Book 4749, Page 466, said Register's Office, to which instrument reference is hereby made for a more complete description.

Being the same property conveyed to George T. Dunn, Jr. and wife, Sarah Parks Dunn by deed from Thompson P. McKissack and wife, Louise M. McKissack, dated January 14, 1952, recorded January 15, 1952, of record in Book 2033, Page 221, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Sarah Parks Dunn by Quitclaim Deed from George T. Dunn, Jr. and wife, Sarah Park Dunn, dated November 17, 1966, recorded December 13, 1966, of record in Book 4085, Page 674, Register's Office for Davidson County, Tennessee. The said Sarah Parks Dunn having since

died. The Estate of Sarah Clough Parks Dunn filed in Docket No. 12P-1634 Office of he Davidson County Probate Court Clerk.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2007 Cedar Lane, Nashville, TN 37212

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 25th day of February, 2013.

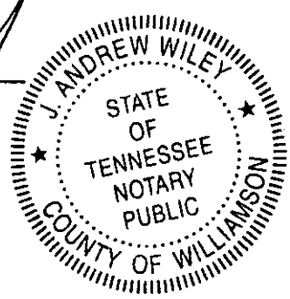
Henry Murrey, Individually and as
Administrator of the Estate of Sarah Clough
Parks Dunn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Henry Murrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 25th day of February, 2013.

Notary Public




**My Commission expires** 1/19/14

STATE OF TENNESEE
COUNTY OF WILLIAMSON

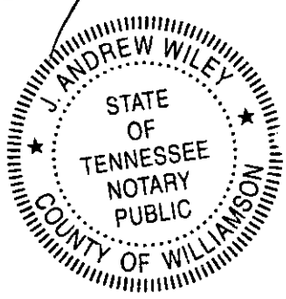
Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Henry Murrey, Administrator of the Estate of Sarah Clough Parks Dunn, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Brentwood, TN, this 25th day of February, 2013.

Notary Public

**My commission expires**

1/19/14



WITNESS my hand this 22 day of February, 2013.

James F. Beall

STATE OF Georgia
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James F. Beall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Comer (city), Ga (state), this 22 day of February, 2013.

Notary Public

JACQUELINE DAY NOTARY PUBLIC MADISON CO., GEORGIA

My Commission expires
NOTARY PUBLIC, MADISON COUNTY, GEORGIA
MY COMMISSION EXPIRES APRIL 14, 2013

WITNESS my hand this 21 day of February, 2013.

Thomas Clough Beall

STATE OF GA
COUNTY OF Monroe

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas Clough Beall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in ~~Monroe~~ SSJ/Forsyth (city), GA (state), this 21 day of February, 2013.

Colette S. Jordan
Notary Public

**My Commission expires**

COLETTE S JORDAN
NOTARY PUBLIC
Monroe County
State of Georgia
My Comm. Expires 12/30/2016

WITNESS my hand this 22 day of February, 2013.

Susan Parks Beall Ouzts

STATE OF Georgia
COUNTY OF Bibb

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Susan Parks Beall Ouzts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Macon (city), Ga (state), this 22 day of February, 2013.

Notary Public

**My Commission expires**

DEBRA L TAYLOR
NOTARY PUBLIC
GEORGIA
EXPIRES
AUGUST 17, 2013
BIBB COUNTY, GEORGIA