WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130029644 DEEDWARR
Recvd: 04/11/13 11:25 2 pgs
Fees: 13.00 Taxes: 469.90

20130411-0035944

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of April, 2013.

Notary Public

MY COMMISSION EXPIRES: 9-12-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Susan C. Enstrom	Susan C. Enstrom	061-15-O-002.00
(NAME)	(NAME)	
1003 Horseshoe Drive	1003 Horseshoe Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216-2423	Nashville, TN 37216-2423	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **William C. Meadows, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Susan C. Enstrom, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 59, on the plan of Locust Grove Estates, of record in Plat Book 1424, Page 11, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to William C. Meadows and Barbara S. Meadows, husband and wife by Deed from Henry G. Ezell and Mary S. Ezell, husband and wife, dated 11/15/1996 and filed for record on 11/19/1996 in Book 10263, Page 475, Register's Office for Davidson County, Tennessee.

The said Barbara S. Meadows died on 10/26/2009, leaving William C. Meadows the sole surviving heir.

All matters as set forth per Plat Book 421, Page 174, Plat Book 1424, Page 11, said Register's Office.

Restrictions of record in Book 1414, Page 99, said Register's Office.

Restrictions of record in Book 1492, Page 151, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1003 Horseshoe Drive, Nashville, TN 37216-2423
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 9th day of April, 2013.

William C. Meadows

State of Tennessee
County of Wilson

Personally appeared before me William C. Meadows, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of April, 2013.

Notary Public
My Commission Expires: 9.2.2015

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON