BILL GARRETT, Davidson County
Trans:T20130043918 DEEDWARR
Recvd: 05/24/13 16:10 3 pgs
Fees:18.00 Taxes:1628.00
20130524-0053115

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **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 $440,000.00. Affiant Subscribed and sworn to before me, this 24th day of May, 2013. Notary Public My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2014

Address New Owner As Follows: Todd Meredith and Karen Meredith 5887 Willshire Drive Nashville, TN 37215	Send Tax Bills To: Todd Meredith 3505 Foxhall Road Nashville, TN 37215	Map-Parcel Number: 145 13 0 002.00

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, **RICK DAVIS AND WIFE, BETH DAVIS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **TODD MEREDITH AND WIFE, KAREN MEREDITH**, hereinafter called the

Grantees, their 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. 7 on the Plan of Otter Creek Hills, as of record in Book 2900, pages 110 and 111, Register's Office for said county.

Said Lot No. 7 fronts 195.8 feet on the northerly side of Willshire Drive, and extends back 359.8 feet on the westerly line and 308.5 feet on the easterly line, to a dead line, which is a broken line, on which it measures 295 feet.

Being the same property conveyed to Rick Davis and wife, Beth Davis, by deed dated April 20, 2009, recorded on April 22, 2009, from Bob Haley, as Instrument No. 20090422-0036689, 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. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 3255, page 387, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 2900, pages 110 and 111, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5887 Willshire Drive, Nashville, TN 37215**.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 22 day of May, 2013.

RICK DAVIS

BETH DAVIS

STATE OF Minnesota)
COUNTY OF Ramsey)

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

WITNESS my hand, at office, this 22 day of May, 2013

(Seal)

LORI L BARNARD
Notary Public
Minnesota
My Commission Expires January 31, 2017

Notary Public

My Commission Expires: 1-31-17

STATE OF Minnesota)
COUNTY OF Ramsey)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BETH DAVIS**, 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 22 day of May, 2013

(Seal)

LORI L BARNARD
Notary Public
Minnesota
My Commission Expires January 31, 2017

Notary Public

My Commission Expires: 1-31-17