GSRM
Box 44

BILL GARRETT, Davidson County
Trans:T20130044751 DEEDWARR
Recvd: 05/29/13 15:50 2 pgs
Fees:13.00 Taxes:366.30
20130529-0054118

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994 CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires June 21, 2016	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $99,000.00. Charles W. Meador Affiant Subscribed and sworn to before me, this 28th day of May, 2013. Catherine H. Gwyn Notary Public My Commission Expires: 6/21/16

Address New Owner As Follows: Charles W. Meador 4125 Andrew Jackson Pkwy. Hermitage, TN 37076	Send Tax Bills To: New Owner	Map-Parcel Number: 043-06-0-142.00

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, **Tawny Larsen, Individually as the sole beneficiary under the Will of Buddy Dewitt Giles and in her capacity as Executrix of the Estate of Buddy Dewitt Giles**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Charles W. Meador**, 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(s) 30, as shown on the map entitled the Plan of Farview, Section Two, of record in Plat Book 3600, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Buddy D. Giles, by deed from Jacqueline Giles, of record in Book 4702, page 981, dated April 27, 1973, said Register's Office. The said Buddy D. Giles a/k/a Buddy Dewitt Giles died on or about December 12, 2012. The Will of Buddy Dewitt Giles a/k/a Buddy D. Giles of record in Volume 13P-344, Davidson County

Probate Court Clerk's Office appoints Tawny Larsen, Executrix and further names Tawny Larsen as sole Beneficiary.

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. Matters shown on the Plan of record in Plat Book 3600, page 6, said Register's Office.

This is improved property known as: **639 Farview Drive, Madison, TN 37115.**

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 Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her 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 May, 2013.

The Estate of Buddy D. Giles

BY: Tawny Larsen, Executrix
Tawny Larsen, Executrix

Tawny Larsen Sole Beneficiary
Tawny Larsen, Individually, as Sole Beneficiary

STATE OF TEXAS)
COUNTY OF Tarrant)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tawny Larsen as Executrix and Individually, as Sole Beneficiary of Estate of Buddy D. Giles, 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 May, 2013

(Seal)

JESSICA WILKEY
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 01/18/17

Jessica Wilkey
Notary Public

My Commission Expires: January 18, 2017