BILL GARRETT, Davidson County
Trans:T20130052660 DEEDWARR
Recvd: 06/21/13 10:50 2 pgs
Fees:13.00 Taxes:444.00
20130621-0063779

LELAND L. COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 120,000.00

C W Meadows
Affiant

Subscribed and sworn to before me, this 12th day of June, 2013.

Notary Public

My commission expires: 1/26/16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
C WAYNE MEADOWS	**NEW OWNER**	**034070A09900CO**
341 HARBOR VILLAGE DR	**SAME**	
MADISON, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

JANET BRYLOWSKI, AN UNMARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

C WAYNE MEADOWS, SINGLE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 80 on the plan of HARBOR VILLAGE OF TOWNHOMES PROPERTY LINEEXHIBIT, REVISION I, A HORIZONTAL PROPERTY REGIME, as shown by plat of record in Instrument No. 20030611-0080857, and as amended in Instrument No. 20030723-0102986, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description

BEING THE SAME PROPERTY CONVEYED TO JANET BRYLOWSKI, AN UNMARRIED PERSON BY WARRANTY DEED FROM IDA L. DOUGLAS, UNMARRIED, DATED 06/17/2011 RECORDED ON 06/21/2011 IN INSTRUMENT NO. 20110621-0047447 SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO IDA L. DOUGLAS BY WARRANTY DEED FROM NEWMARK HOMES, LP, DATED 03/10/2005 RECORDED ON 03/11/2005 IN INSTRUMENT NO. 20050311-0027154 SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 341 HARBOR VILLAGE DR, 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 GRANTEES, their heirs and assigns forever; and we do 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 in 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 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/our hand(s) this 12th day of June, 2013.

JANET BRYLOWSKI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JANET BRYLOWSKI, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2013.

Notary Public

My Commission Expires: 1/26/16

LELAND L. COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY