RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 0128-15959

This Instrument Prepared By:
Tisha C. Baldwin, Attorney
155 Franklin Rd., Suite 120
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130063101 DEEDWARR
Recvd: 07/24/13 13:35 2 pgs
Fees:13.00 Taxes:584.60
20130724-0076573

ADDRESS NEW OWNER:
Benjamin R. Meek, et ux
572 Valleywood Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
New Owner

MORTGAGEE:
Magna Bank
5525 Quail Hollow Road, Suite 300
Memphis, TN 38120

MAP	**147-14**
GROUP	**O**
PARCEL	**063.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Nicholas Gambill and wife, Maribeth Gambill,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Benjamin R. Meek and Katie L. Meek, husband and wife**, 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. 269 on the Plan of Whispering Hills Subdivision, Section II-B, of record in Plat Book 2331, page 155, Register's Office, Davidson County, Tennessee.

Said Lot 269 fronts 206 feet on the northerly side of Valleywood Drive, and extends back between lines, measuring 172 feet on the easterly line and 150.5 feet on the westerly line to a line in the rear measuring 217 feet.

Being the same property conveyed to Nicholas Gambill and wife, Maribeth Gambill by deed dated from The Estate of Wesley H. Martin, dated 3/14/07 and recorded 3/22/07 of record in Instrument No. 20070322-0034817, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **572 Valleywood Drive, Nashville, Tennessee 37211.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **18th** day of **July, 2013.**

Nicholas Gambill

Maribeth Gambill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Nicholas Gambill and wife, Maribeth Gambill**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 18th day of July, 2013.

Tisha C. Baldwin
NOTARY PUBLIC

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 3/30/2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $158,000.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 10/30/16

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY