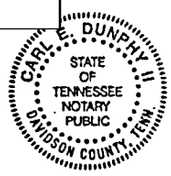
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/12/13 15:52 2 pgs
Fees:13.00 Taxes:240.50
20130812-0084537



NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, ~~$0.00~~ 65,000.00

Affiant

Subscribed and sworn to before me this 8th day of August, 2013.

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Andrew Tilghman	SAME	119-01-0-442
P.O. Box 40124		
Nashville, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Edward W. Meek**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andrew Tilghman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the westerly 55 feet of Lot 48, Map of Overhill City and W.H. Fox Subdivision of Blocks Nos. 14, 15, 16, 20, 21, 29 AND 30, Cumberland Nurseries Subdivision, as shown on plat of record in Plat Book 332, Page 21, in the Register's Office, Davidson County, Tennessee. Said part of Lot 48 fronts 55 feet on the southerly side of Valeria Street and runs back between parallel lines, with the easterly margin of Wickson Avenue, 150 feet to an alley, and is part of Block No. 29, Cumberland Nurseries Plan.

Being the same property conveyed to Edward W. Meek from Carolyn Lane and Patricia M. Coleman and Brenda K. Pinter and James C. Johnson, Jr. and Kimberly D. Herald and Thomas G. Johnson, heirs of James Albert Johnson and wife, Mai Belle Johnson, by Warranty Deed on July 21, 2006, of record in Instrument Number 20060728-0091321, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Plat Book 332, page 21, Register's Office Davidson County, Tennessee.

This is improved property known as: **323 Valeria Street, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 8, 2013.

Edward W. Meek

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Edward W. Meek** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 8, 2013

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY