WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Brian D. Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 8-17-2015
(AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-17-2015

R-PR-13-1704

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elizabeth Gammans (NAME)	**Elizabeth Gammans** (NAME)	
2100 Eastland Avenue (ADDRESS)	**2100 Eastland Avenue** (ADDRESS)	**071-07-0-188.00**
Nashville, TN 37206 (CITY) (STATE) (ZIP)	**Nashville, TN 37206** (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **BRUCE BODOR, TRUSTEE FOR THE MERIDIAN SPRINGS TRUST,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ELIZABETH GAMMANS, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 5 ON THE PLAN OF I.D. LUTONS ADDITION OF RECORD IN PLAT BOOK 974, PAGE 55, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO EDWIN A. BODOR AND LYDIA P. BODOR, TRUSTEES FOR THE MERIDIAN SPRINGS TRUST BY QUITCLAIM DEED FROM EDWARD WADE LINDER AND BRUCE BODOR OF RECORD AT INSTRUMENT NO. 20091106-0102669, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 5, 2009 AND RECORDED ON NOVEMBER 6, 2009. BRUCE BODOR HAVING BEEN APPOINTED AS TRUSTEE OF THE MERIDIAN SPRINGS TRUST BY AMENDMENT DATED OCTOBER 27TH, 2006 AND RECORDED IN INSTRUMENT NUMBER 20071204-0140348.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER OR PLAT BOOK 974, PAGE 55, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

BILL GARRETT, Davidson County
Trans:T20130080865 DEEDWARR
Recvd: 09/18/13 11:50 2 pgs
Fees:13.00 Taxes:377.40
20130918-0098349

This is
( ) unimproved
(X) improved
property known as **1704 Meridian Street Nashville, Tennessee 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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 GRANTEE(S), 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 30th day of July, 2013.

Meridian Springs Trust

BY: _____
Bruce Bodor, Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of July, 2013, before me personally appeared Bruce Bodor, Trustee of the Meridian Springs Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th day of July, 2013.

Brian D. Mitchell
Notary Public

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/9/2016

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212