BILL GARRETT, Davidson County
Trans:T20130086078 DEEDWARR
Recvd: 10/04/13 13:37 2 pgs
Fees:13.00 Taxes:813.63
20131004-0104605

MLFO 13-4723

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
LER 39867

Return to:
ion Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETEEN THOUSAND AND NINE HUNDRED AND 00/100 ($219,900.00) DOLLARS, cash in hand paid by ASHLEIGH B. WHITWORTH, a single woman, receipt of which is hereby acknowledged, I, PHYLLIS M. MEINHART, married, have bargained and sold, and by these presents do transfer and convey unto the said ASHLEIGH B. WHITWORTH, a single woman, her heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Rolling River Estates, Section 1, a plat of which is of record in Book 4860, Page 27, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 53 fronts 92.93 feet on the northerly side of Belle Chasse Dive and extends back 190.51 feet on the westerly line and 196.78 feet on the easterly line to a dead line in the rear measuring 108.50 feet thereon.

Being the same property conveyed to Gregory G. Meinhart and wife, Phyllis M. Meinhart, by deed from James M. Gunter and Billy H. Teal, dated November 23, 1977, and of record in Book 5227, Page 75, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Phyllis M. Meinhart by Quitclaim Deed from Gregory G. Meinhart, dated June 18, 1997, and of record in Book 10498, Page 666, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to covenants, restrictions and reservations of record in Book 4892, Page 689, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as shown on plat of record in Plat Book 4860, Page 27, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to ByLaws of record in Book 4892, Page 679, in the Register's Office of Davidson County, Tennessee.

(R) This is improved property known as 7212 Belle Chasse Dr, Nashville, TN 37221.
This conveyance is subject to the right of way of Belle Chasse Drive.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said ASHLEIGH B. WHITWORTH, a single woman, her heirs and assigns, forever. And I do covenant with the said ASHLEIGH B. WHITWORTH, a single woman, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2013 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said ASHLEIGH B. WHITWORTH, a single woman, her heirs and assigns, against the lawful claims of all persons whomsoever.

GREGORY G. MEINHART joins in the conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property as the spouse of PHYLLIS M. MEINHART.

GREGORY G. MEINHART executes this instrument on behalf of PHYLLIS M. MEINHART pursuant to Specific Power of Attorney dated September 19th, 2013, and recorded simultaneously herewith, in the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND, on this 27th day of September, 2013.

Phyllis M. Meinhart
PHYLLIS M. MEINHART

BY: Gregory G. Meinhart
GREGORY G. MEINHART, Attorney in Fact

Gregory G. Meinhart
GREGORY G. MEINHART

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, GREGORY G. MEINHART, individually, and as Attorney in Fact for PHYLLIS M. MEINHART, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed and as the free act and deed of PHYLLIS M. MEINHART as her attorney in fact for the purposes therein contained.

POA of record @ Inst # 20131004-0104604 RODCTN.

WITNESS MY HAND and official seal at office in said County this 27th day of September, 2013.

NOTARY PUBLIC

CHRISTY J. HORNBURGER
STATE OF TENNESSEE NOTARY PUBLIC
HUMPHREYS COUNTY
My Comm. Expires 09-17-2014

My Commission Expires: 9-17-14

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $219,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Angie Valentine Smith
AFFIANT

Sworn to and subscribed to before me this 27th day of September, 2013.

Carol Johnson
NOTARY PUBLIC

My Commission Expires: 11.23.2015

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Tax Map 141	ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Group 150A	Ms. Ashleigh B. Whitworth	New Owner
Parcel 30.00	7212 Belle Chasse Drive	
	Nashville, TN 37221	