BILL GARRETT, Davidson County
Trans:T20130102339 DEEDWARR
Recvd: 12/05/13 14:28 2 pgs
Fees:13.00 Taxes:527.25
20131205-0124120

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **13-1246**

WARRANTY DEED

THIS INDENTURE, made and entered into this **11/22/2013**, by and between **P-F 401 K Trust**, parties of the first part, and **Melissa Meyer, a single person**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Old Hickory**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, being Lot No. 215 on the Plan of Waterford, Phase 2, as of record in Plat Book 7900, Page 412, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to PF 401K Trust by deed from The Secretary of Housing and Urban Development, dated 08/29/2013 of record in Instrument Number 20130910-0095548, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to The Secretary of Housing and Urban Development, dated 06/04/2013 of recorded in Instrument Number 20130705-0069523, Register's Office for Davidson County, Tennessee. And further being the same property conveyed to Roger D. Crocker and wife, Catherine D. Crocker by deed from Walter K. Withrow and wife, Sharon E. Withrow, dated 07/29/2005, of record in Instrument Number 20050803-0090725, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Parcel ID # **053 06 0B 012.00**
☒ Improved OR
☐ Unimproved property located at: **2265 Riverway Drive, Old Hickory, TN 37138**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Paula Painter, Trustee
P-F 401 K Trust

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **P-F 401 K Trust*** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

*Paula Painter, as Trustee

Witness my hand and Notarial Seal this 22nd day of November, 2013..

Rebecca T. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

Owner's Name: **Melissa Meyer**

and Address: **2265 Riverway Drive, Old Hickory, TN 37138**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Wells Fargo Bank NA
1525 W W T Harris Blvd
Charlotte, NC 28262-8522

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$142,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kristen P. Hughes
Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 22nd day of November, 2013..

Marie Collins
Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TN