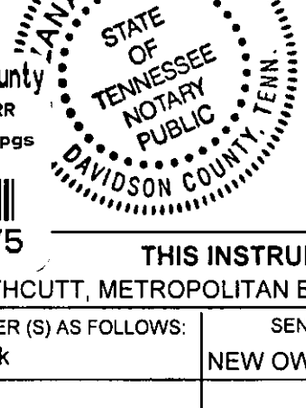
WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130102652 DEEDWARR
Recvd: 12/06/13 14:00 2 pgs
Fees:13.00 Taxes:925.00
20131206-0124475



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of December, 2013

Notary Public

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ricky L. McClintock	NEW OWNER	Parcel ID:
407 Jones Street		07508025500 &
Old Hickory, TN 37138		07504010000

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Charles W. Meador aka Charles Meador

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Ricky L. McClintock and wife, Laurel N. McClintock
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:

Parcel #07508025500 - 692 A/B Frankfort Dr. - Hermitage, TN 37076

LAND in Davidson County, Tennessee, being Lot No. 582 on the Plan of Section 12, Tulip Grove, of record in Plat Book 5800, Page 264, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles W. Meador by deed from Jack Barron and wife, Lou P. Barron, of record in Instrument 20090601-0050344, dated May 29, 2009, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 6142, Page 736, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5800, Page 264, said Register's Office.

AND,

Parcel #07504010000 - 537 Frankfort Dr. aka 609 Atlanta Dr. - Hermitage, TN 37076

BEING Lot No. 334, on the Plan of Section Five, Tulip Grove, of record in Plat Book 4175, Page 71, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Charles Meador by Quitclaim Deed from Cecilla Meador, of record in Instrument 20090120-0004602, dated January 16, 2009, Register's Office for said County. See also deed of record in Instrument 20070730-0090342, said Register's Office.

This conveyance is subject to Restrictions of record in Book 4349, Page 112, and Book 4367, Page 936, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 4175, Page 71, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 537 Frankfort/692AB Frankfort, Hermitage, TN 37076

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 5th day of December, 2013.

Charles W. Meador

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles W. Meador aka Charles Meador, married, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of December, 2013.

My Commission Expires: 9-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.