RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

WARRANTY DEED

JESSICA KIMBRO
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2014.

Notary Public

MY COMMISSION EXPIRES: 12-23-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jacob A. Meador	NEW OWNER	043-06-0 030.00
(NAME)	(NAME)	
620 Anderson Lane		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140038737 DEEDWARR
Recvd: 06/03/14 11:47 2 pgs
Fees:13.00 Taxes:342.25
20140603-0047828

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mi Casa of America, LLC , a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jacob A. Meador, single**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a 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. 7, on the plan of Madison Park, Section 2, as shown on plat of record in Plan Book 3106, Page 141, Register's Office for Davidson County, to which reference is hereby made for a more complete description.

Said Lot No. 7 fronts 78.92 feet on the southerly side of Anderson Lane and extends back 132.23 feet on the westerly line and 119 feet on the easterly line to broken line in the rear on which it measures 90.22 feet.

INCLUDED the above description but expressly EXCLUDED therefrom is the following parcel that was conveyed to L.A. Gillem and wife, Clara B. Gillem, by deed from Ted Dibbrell Apple and wife, Betty Jo Apple, dated August 9, 1967, of record in Book 4176, page 702, and described as follows:
BEGINNING at a point in the southerly boundary line of Anderson Lane, which point is the common corner of Lot No. 7 and 8 of the map of Madison Park, Section 2, as record in Book 3106, Page 141, RODC; thence running in a southerly direction along the boundary line of said two lots 132.23 feet to a point in the rear, thence running eastwardly along the southern boundary line of Lot No. 7 for 10 feet to a point; thence running northerly approximately 133 feet more or less to the point of beginning.

Being the same property conveyed to MiCasa of America, LLC by Substitute Trustees Deed dated 02/23/2009 from Auborn L. Hager, III, as Substitute Trustee of record in Instrument 200902250016605, Register's Office for Davidson County, Tennessee. Said Substitute Trustees Deed was corrected by Scrivener's Affidavit in Instrument 201401150004146, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Plan Book 3106, Page 141, said Register's Office.

Restrictive Covenants of record in Book 3459, Page 406, as amended of record in Book 3460, Page 337, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 620 Anderson Lane, Madison, TN 37115
(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/or 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/or 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 15th day of May, 2014.

MI CASA OF AMERICA, LLC

Kimberly S. Eades

By: Kimberly S. Eades
Its: Chief Operating Officer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly S. Eades, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Chief Operating Officer of Mi Casa of America, LLC, a limited liability company, and that she is authorized by Mi Casa of America, LLC to execute this instrument on its behalf.

Witness my hand and official seal this 15th day of May, 2014.

Notary Public
My Commission Expires: 8/27/17

DONALD R. BARNETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027