WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140043113 DEEDWARR
Recvd: 06/18/14 11:39 2 pgs
Fees:13.00 Taxes:185.00

20140618-0053132

G-MFR-14-2519

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/15/2016 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Maynor Ivan Mancilla	**Same as new owner**	
(NAME)	(NAME)	
2519 Flamingo Drive		**071-04-0-214.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(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, I/we **DON MEADOWS AND MARY HELEN MEADOWS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MAYNOR IVAN MANCILLA, 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:

Being Lot No. 352 on the Plan of Joywood Heights, Section II-A, as of record in Book 1424, Page 20, in the Register's Office of Davidson County, Tennessee. Said Lot No. 352 fronts 60 feet on the Southeasterly side of Flamingo Drive and runs back 231 feet on the Northeasterly line and 159 feet on the Southwesterly line, to a dead line in the rear on which it measures 158.5 feet.

Being the same property conveyed to Burnest L. Buttrey and wife, Ada Kost Buttrey by deed from David Eddie Rawls, Jr. and wife, Etta Leota Rawls, dated February 28, 1956 and of record in Book 2496, Page 77, in the Register's Office of Davidson County, Tennessee, Also being the same property conveyed to Ada DeLois Fox, 1/2 interest from Burnest L. Buttrey, dated December 21, 1964 and of record in Book 3852, Page 651, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Michael Lynl Buttrey, Sr. and Timothy Franklin Buttrey by Last Will and Testament of Ada Delois Fox, dated January 31, 2012 and filed for record on May 12, 2013 in Docket No. 13P885, in the Probate Court of Davidson County, Tennessee.Being the same property conveyed to Don Meadows and wife, Mary Helen Meadows by deed from Michael Lynl Buttrey, Sr. and Timothy Franklin Buttrey of record in Instrument No. 20140428-0035538 Register's Office for Davidson County, Tennessee, dated February 24, 2014 and recorded on April 28, 2014.

Being also known as 2519 Flamingo Drive Nashville, TN 37207.

Don Meadows is one and the same as James D. Meadows.

This conveyance is subject to:
- Taxes for the year 2014 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 20, Register's Office for Davidson County, Tennessee.
- Subject to the right of way of Flamingo Drive.
- Agreement for Dedication Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4203, Page 275, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

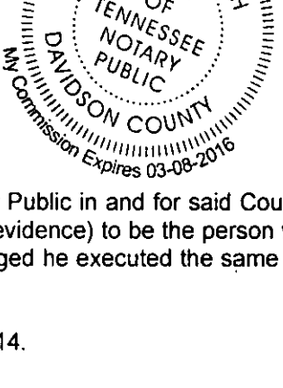
This is **improved** property known as: **2519 Flamingo Drive, Nashville, Tennessee 37207**.

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 the 13th DAY OF JUNE, 2014.

Don Meadows by Alan Oakley,
Attorney in Fact

Mary Helen Meadows by Alan Oakley,
Attorney in Fact



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alan Oakley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Don Meadows, and who acknowledged he executed the same as the free act and deed of the said Don Meadows.

Witness my hand and official seal, this the 13th of June, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alan Oakley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mary Helen Meadows, and who acknowledged he executed the same as the free act and deed of the said Mary Helen Meadows

Witness my hand and official seal, this the 13th of June, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212