WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/16/18 (AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Y-BR-14-334

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)
Ashley C. Dugger	Ashley C. Dugger	
(NAME)	(NAME)	**71-11-84.00**
334 Edith Avenue	1103 Holly Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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 **STEPHEN F. MEADE, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ASHLEY C. DUGGER** 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:

Land in Davidson County, Tennessee, being the Easterly 100 feet of Lots Nos. 2 and 3 on the Map of the subdivision of Lot No. 6 of the William White Heirs Property, as of record in Book 332, Page 78, Register's Office for Davidson County, Tennessee. Said part of Lots Nos. 2 and 3 front 100 feet on the Northerly side of Edith Street and runs back 364 2/3 feet on the Easterly line and 363 1/3 feet, more or less, on the Westerly line, to the Southerly line of Lot No. 1, measuring 100 feet thereon.

Being part of the same property conveyed by part of Quitclaim Deed from Stephen F. Meade to Stephen F. Meade and spouse, Helen Katherine Creason Pedro Meade as recorded on the 11th day of October, 2006 in Instrument No. 20061011-0126538; part of Quitclaim Deed from Kimberly Alexander Meade to Stephen Foster Meade as recorded on the 3rd day of October, 2006 in Instrument No. 20061003-0122263 and Warranty Deed from Bobby Ray Hall, unmarried to Stephen F. Meade, married as recorded on the 17th day of December, 2002 in Instrument No. 20021217-0155084, in the Register's Office of Davidson County, Tennessee. The said Helen Katherine Creason Pedro Meade having since died on April 29, 2010 leaving Stephen F. Meade as surviving tenant by the entirety.

This conveyance is subject to:
- County of Davidson taxes for the year 2014.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 332, Page(s) 78.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **334 Edith Avenue, Nashville, Tennessee 37206**.

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.

BILL GARRETT, Davidson County
Trans:T20140063992 DEEDWARR
Recvd: 08/28/14 12:34 2 pgs
Fees:13.00 Taxes:462.50
20140828-0078737

Witness my/our hand(s) this the 22nd DAY OF AUGUST, 2014.

Stephen F Meade

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of August, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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