WARRANTY DEED

File #14089

BILL GARRETT, Davidson County
Trans:T20140064788 DEEDWARR
Recvd: 09/02/14 11:00 2 pgs
Fees:13.00 Taxes:1461.50
20140902-0079625

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/6/18

(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cameron M. Premo et al	new owner	-11813008600
(NAME)	(NAME)	
952 Graybar Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Martin S. Meyer, married,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth M. Premo, married and Cameron M. Premo a single person, as tenants in common with rights of survivorship,** 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:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Woodmont Boulevard Section of Marengo Park, of record in Plat Book 1130, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Martin S. Meyer by deed from Terry Lynn Johnson and wife, Pamela Ann Hoover of record in Book 8664, page 277, Register's Office for Davidson County, Tennessee, dated June 26, 1992 and recorded on June 30, 1992.

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. 260-2-307 or other similar statute.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown on the Plan of record in Plat Book 1130, Page 2; Easement(s) as set forth in Instrument of record in Book 1113, Page 296; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3344, Page 310, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 952 Graybar Lane, Nashville, TN 37204

(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 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 26th day of August, 2014.

Martin S. Meyer by:
Nanette Jean Beebe - Attorney in Fact
Martin S. Meyer

By: Nanette Jean Beebe, his attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of August, 2014, before me personally appeared Nanette Jean Beebe, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Martin S. ~~Martin~~ Meyer pursuant to a Durable Power of Attorney dated 05/14/2014 and filed of record in Instrument No. 20140826.0077878 in the Register's for Davidson County, Tennessee, and further acknowledged that she executed the same as the free act and deed of Martin S. Meyer, as his attorney in fact.

Witness my hand and seal this 26th day of August, 2014

NOTARY PUBLIC

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9-5-2016

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027