WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS.
$96,000.00.

Affiant

Subscribed and sworn to before me this 9 day of September, 2014

Notary Public
My Commission expires: 10-28-15
(Affix Seal)

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Brittany Meredith	SAME	147-11-A-109CO
109 Northcrest Court		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Shane A. Lynch**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Brittany Meredith**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Revised Northcrest East, of record in Plat Book 6250, Page 847, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shane A. Lynch, from Eric Sox, by deed on March 14, 2013, of record in Instrument Number 20130321-0028135, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years.
- Subject to all matters as shown on the Plan of record in Plat Book 6250, Page 847, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6805, Page 669, Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Book 6833, Page 1, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6833, Page 8, Register's Office for Davidson County, Tennessee.

This is improved property known as: **109 Northcrest Court, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 9, 2014.

Shane A. Lynch

BILL GARRETT, Davidson County
Trans: T20140068536 DEEDWARR
Recvd: 09/15/14 09:23 2 pgs
Fees: 13.00 Taxes: 355.20
20140915-0084048

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and ualified, personally appeared **Shane A. Lynch** to me known to be the person described in and ho executed the foregoing instrument, and acknowledged that he executed the same for the urposes therein contained.

WITNESS my hand and Official Seal at office this September 9, 2014

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY