Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $315,000.00

Affiant

Subscribed and sworn to before me, this 9th day of October, 2014.

Notary Public
My commission expires: January 11, 2017

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

02-1408-49180

Address of New Owner:	Send Tax Bills to:	Tax Information
Wanda N. Meador 1040 Beech Tree Lane Brentwood TN 37027	Wells Fargo Bank, NA 2701 Wells Fargo Way Minneapolis, MN 55467-8000	171-08-0-A-038.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gipsie Ranney, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Wanda N. Meador, hereinafter called the Grantees, their successors 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. 38, on the Plan of Cottonport Plantation, Phase II, of record in Book 6900, Page 950, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gipsie Ranney, unmarried by deed from Karin Anne Lloyd, unmarried, dated July 18, 1996, recorded July 22, 1996, of record in Book 10127, Page 118, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1040 Beech Tree Lane, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20140076779 DEEDWARR
Recvd: 10/10/14 10:54 2 pgs
Fees:13.00 Taxes:1165.50
20141010-0094136

WITNESS my hand this 9th day of October, 2014.

Gipsie Ranney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gipsie Ranney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 9th day of October, 2014.

Notary Public
State of Tennessee at Large

My Commission expires 12/27/17

