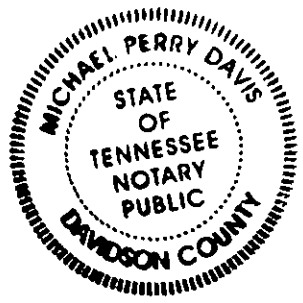


BILL GARRETT, Davidson County
Trans:T20140078516 DEEDWARR
Recvd: 10/17/14 16:18 2 pgs
Fees:13.00 Taxes:203.50



20141017-0096155

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00.

Brandy Yoman
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October, 2014

NOTARY PUBLIC

My Commission Expires: 8/28/16

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Charles W. Meador 4125 Andrew Jackson Pkwy Hermitage, TN 37076	Charles W. Meador 4125 Andrew Jackson Pkwy Hermitage, TN 37076	064-13-0-059.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JERRY HUGHES, JR. AND JERRY HUGHES, SR.

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

CHARLES W. MEADOR

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled the Plan of Berryville, W.A. Bryan's Subdivision of Berry Tract, of record in Book 421, page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 4 fronts 50 feet on the easterly side of Hadley Road and runs back between parallel line, 150 feet to an alley.

Being the same property conveyed to JERRY HUGHES, JR. AND ASHLEY LAYHEW AND JERRY HUGHES, SR., by deed from MARGARET R. WATSON AND HUSBAND, CLYDE G. WATSON, of record in Instrument

No. 20020930-0118591, dated September 25, 2002, said Register's Office. Being further conveyed to JERRY HUGHES, JR. AND JERRY HUGHES, SR., by Quitclaim Deed from ASHLEY LAYHEW, of record in Instrument No. 20040726-089064, dated January 21, 2004, said Register's Office.

THIS PROPERTY IS NOT THE RESIDENCE OF THE GRANTORS, THEIR SPOUSES OR DEPENDENTS.

This improved property is known as 4352 Old Hickory Blvd., Old Hickory, TN 37138.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 17 day of October, 2014.

Jerry Hughes Jr.

Jerry Hughes Sr.

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jerry Hughes Jr. and Jerry Hughes Sr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17 day of October, 2014.

Notary Public

My commission expires: 9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY