WARRANTY DEED

File #15089

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9/21/2016

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

BILL GARRETT, Davidson County
Trans:T20150036083 DEEDWARR
Recvd: 05/11/15 09:54 2 pgs
Fees:13.00 Taxes:526.88
20150511-0042743

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas A. Brooks	New owner	06107022600
(NAME) 336 Haddon Ct. ~~4300 Glynda Drive~~	(NAME)	
(ADDRESS) ~~Nashville, TN 37216~~ Franklin 37067	(ADDRESS)	
(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, **K. Ryan Meadows,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Douglas A. Brooks,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 8 on the Plan of Plan of Young-Dale of record in Plat Book 2330, Page 22, 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 K. Ryan Meadows by Warranty deed from Heirs of Thomas S. Driver dated 5/1/2015 and filed of record in Instrument No. 20150511-0042740, in the Register's Office for Davidson County, Tennessee

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 4300 Glynda Drive, Nashville, TN 37216

(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 7th day of May, 2015.

K. Ryan Meadows, by Leslie Garside, his attorney in fact

K. Ryan Meadows

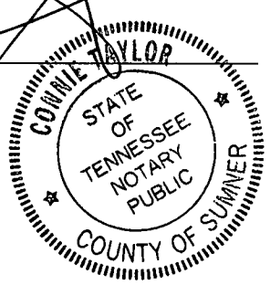
By: Leslie Garside, his attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of May, 2015, before me personally appeared Leslie Garside, 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 K. Ryan Meadows pursuant to a Durable Specific Power of Attorney dated 5/5/2015 and filed of record in Instrument No. _____ in the Register's for Davidson County, Tennessee, and further acknowledged that she executed the same as the free act and deed of K. Ryan Meadows as his attorney in fact.

Witness my hand and seal this 7th day of May, 2015.

Notary Public



My Commission Expires:

9/21/2015

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206