BILL GARRETT, Davidson County
Trans:T20150064208 DEEDWARR
Recvd: 08/04/15 11:44 2 pgs
Fees:13.00 Taxes:148.00

20150804-0077117

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Affiant

M. KEVIN HEFFELMAN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

Subscribed and sworn to before me, this 15th day of July, 2015.

Notary Public
My commission expires: 9/26/2018

03-1410-38264

Address of New Owner:	Send Tax Bills to:	Tax Information:
Leigh Ann Meadows 5480 Old Hickory Blvd Ashland City TN 37015	Cash	047-00-0-106.00

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, **Lori Carmen Beasley, Robert Bradford Wear and Kelley Diane Wear, f/k/a Kelley Diane Maggitti**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Leigh Ann Meadows**, unmarried, hereinafter called the Grantee, her 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 in the 13th, formerly 25th District of said County, on the headwaters of Sulphur and Bull Run Creeks, an original plan being of record in Book 161, page 177, and being known as part of Tract No. 24 on the map of Dr. E. E. Brown's Farm, formerly Governor Roberts' property and shown on a copy of a survey dated May 16 and 24, 1949, by John D. Kerr, County Surveyor for Rutherford County, and described according to a survey made by Ralph W. C. Lambert, July 15, 1972 as follows:

BEGINNING on the easterly margin of Old Hickory Boulevard at the southwest corner of the property conveyed to J. D. Williams and wife, by deed from J. H. Burton and wife, of record in Book 2925, page 81; thence with said Williams' southerly line, easterly 225 feet to the center of a creek bed; thence with the center of same, North 15 deg. East 20 feet to the southerly line of the property conveyed to J. E. Williams and wife, by deed from S. A. Watson and wife, as of record in Book 1971, page 547, thence with said Williams' southerly line, South 69 deg. 32' East 612.8 ' to his southeast corner; thence South 2 deg. West 183'; thence North 72 deg. 45' West 650 '; thence North 15 deg. East 88'; thence North 74 deg. 45' West 225 feet to the easterly margin of Old Hickory Boulevard; thence with said Boulevard, North 15 deg East 95' to the beginning, containing 3.0 acres, more or less.

Being the same property conveyed to Lori Carmen Beasley and Robert Bradford Wear, and Kelley Diane Maggitti by deed from Robert Lee Wear, dated August 30, 2005, recorded August 30, 2005, of record in Instrument No. 20050830-0103768, 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 5480 Old Hickory Blvd, Ashland City, TN 37015.
The subject property is neither the principal residence of any Grantor nor his/her spouse or any dependent.

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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 15th day of July, 2015.

Lori Carmen Beasley

Robert Bradford Wear by Michael Allen Smith Atty. in fact
Robert Bradford Wear

Kelley Diane Wear by Michael Allen Smith Atty in fact
Kelley Diane Wear

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Lori Carmen Beasley and** , 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 Nashville, TN, this 15th day of July, 2015.

State of Tennessee at Large

My Commission expires: 9/26/2018

M. KEVIN HEFFELMAN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Michael Allen Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Kelley Diane Wear, f/k/a Kelley Diane Maggitti** and that he is authorized by **Kelley Diane Wear** to execute this instrument on her behalf.

Witness my hand and official seal at Davidson County, Tennessee, this 15th day of July, 2015.

Notary Public at Large

My commission expires: 9/26/2018

M. KEVIN HEFFELMAN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Michael Allen Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Robert Bradford Wear** and that he is authorized by **Robert Bradford Wear** to execute this instrument on her behalf.

Witness my hand and official seal at Davidson County, Tennessee, this 15th day of July, 2015.

Notary Public at Large

My commission expires: 9/26/2018

M. KEVIN HEFFELMAN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.