This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $335,000.00.

Affiant

Subscribed and sworn before me this the 24th day of September, 2015.

Notary Public
My commission expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Emaline W. Baker 3724 Burrus Street Nashville, TN 37216	New Owner	061-14-0-178.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL MEADOWS AND WIFE, BRITTANY MEADOWS, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to EMALINE W. BAKER, UNMARRIED WOMAN AND BEAU M. BRADY, UNMARRIED MAN, joint tenants with right of survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of E.B. Craig's Subdivision of the Crownoever of record in Plat Book 894, Page (s) 640 and 641, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 80 fronts 50 feet on the Easterly side of Burrus Street and runs back 151.5 feet on the Northerly line and 150.5 feet on the Southerly line to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Michael Meadows and wife, Brittany Meadows by Warranty deed from James S. Sweeney, Jr., a married man of record in Instrument No. 20110303-0017008 Register's Office for Davidson County, Tennessee, dated February 24, 2011 and recorded on March 03, 2011.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3724 Burrus Street, Nashville, TN 37216.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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:T20150084690 DEEDWARR
Recvd: 10/05/15 14:28 2 pgs
Fees:13.00 Taxes:1239.50
20151005-0101263

Witness my hand this the 24th day of September, 2015.

Michael Meadows

Brittany Meadows

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Meadows and Brittany Meadows, 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 and official seal this 24th day of September, 2015.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY