BILL GARRETT, Davidson County
Trans:T20150104600 DEEDWARR
Recvd: 12/10/15 15:18 3 pgs
Fees:18.00 Taxes:743.70

20151210-0124551

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $201,000.00. Affiant Subscribed and sworn to before me, this the 9th day of December, 2015. Notary Public My commission expires:

KIMBERLY DALY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2017

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Neal Bradberry Thomason		
943 Oak Valley Lane	New Owner	161-10-0B-102.00-CO
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PATRICK ANDREW MEKO, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NEAL BRADBERRY THOMASON, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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. 293 on the Plan of Second Revision-Phase Six, Villages of Brentwood of record in Plat Book 6900, Page 316, 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 Patrick Andrew Meko, unmarried by Warranty deed from Tuenis Groenewoud and wife, Heather Swinney Groenewoud of record in Instrument No. 20060816-0100841 Register's Office for Davidson County, Tennessee, dated August 15, 2006 and recorded on August 16, 2006.

Grantor does covenant with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "A", attached hereto and incorporated herein by reference.

This is improved property known as 521 Fairhaven Court, Nashville, TN 37211-7311.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of December, 2015.

Patrick Andrew Meko

STATE OF ~~TENNESSEE~~ KENTUCKY
COUNTY OF ~~DAVIDSON~~ JEFFERSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Patrick Andrew Meko with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of December, 2015.

Sharon R. Russell
Notary Public

My Commission Expires: 8/13/2017

Exhibit A

1. Taxes for the year 2016, a lien not yet due and payable

2. All matters shown on the Plan of Second Revision-Phase Six, Villages of Brentwood of record in Plat Book 6900, page 316, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Villages of Brentwood of record in Book 6143, page 11; Book 6398, page 495; Book 6852, page 497 and Book 7207, page 251, Register's Office for Davidson County Tennessee.

4. Articles of Incorporation of record in Book 6158, page 352, Register's Office for Davidson County, Tennessee.

5. Sanitary Sewer and/or Storm Drainage Easement of record in Book 6897, page 116 and Book 6730, page 508, Register's Office for Davidson County, Tennessee.

6. Easement for water main of record in Book 6310, page 961, Register's Office for Davidson County, Tennessee.

7. Rights of other in and to the common areas and/or elements under that certain Covenants, Conditions and Restrictions of Villages of Brentwood referred to in item 3 above.