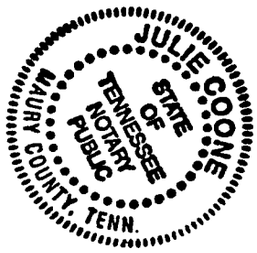
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $160,000.00.

Affiant

Subscribed and sworn to before me this 6th day of January, 2016

Notary Public
My Commission expires: _____
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Devan McClish | SAME | 09401021700 |
| 801 South 13th Street | | |
| Nashville, TN 37206 | | |

**WITNESSETH:** That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Stephen F. Meade,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Devan McClish and Debra McClish, TeddyB Homes LLC,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being Lot Number 146, on the Plan of Payne, Blakemore and Cummings Addition to Nashville, of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.**

**Said Lot Number 146 fronts 50 feet on the easterly margin of South 13th South Street and extends back between parallel lines 154 feet to an alley in the rear.**

**Being a portion of the properties conveyed to Stephen F. Meade and wife, Helen Katherine Creason Pedro Meadé from Stephen F. Meade by QuitClaim Deed on October 11, 2006, of record in Instrument Number 20061011-0126538, Register's Office for Davidson County, Tennessee. Helen Katherine Creason Pedro Meade having deceased on April 29, 2010.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 in the estimated amount of $1,340.14 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 09401021700, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Plat Book 57, Page 70, Register's Office for Davidson County, Tennessee.

This is improved property known as: **801 South 13th Street, Nashville, TN 37206**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Davidson County DEEDWARR
Recvd: 01/06/16 15:11 2 pgs
Fees:13.00 Taxes:592.00
20160106-0001358

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 January 4, 2016.

Stephen F. Meade

**Stephen F. Meade**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stephen F. Meade** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 4, 2016

My commission expires 5-24-17

Julie Coone

Notary Public

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN

---

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone

Notary's Signature

My commission expires: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.