Davidson County	DEEDWARR
Recvd: 03/02/16 14:52	3 pgs
Fees:18.00 Taxes:640.10	
20160302-0020129	

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $173,000.00

Affiant

Subscribed and sworn to before me, this 1st day of March, 2016.

Notary Public
My commission expires: 1-11-17

02-1602-49770

Address of New Owner:	Send Tax Bills to:	Tax Information:
Antonio Q. Meeks	NFM. Inc.	092-05-0-093.00
3512 Geneva Circle	505 Progress Drive Ste 100	
Nashville TN 37209	Linthicum, MD 21090	

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, **John W. Joyner, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Antonio Q. Meeks and Herbert R. Marbury, joint tenants with right of survivorship**, hereinafter called the Grantees, their 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 Lot No. 131, on the Plan of College Hill Subdivision, Section 5, of record in Book 2900, Page 42, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to John W. Joyner, a single man by deed from Charlotte Hornsby Watkins, as Devisee under the Will of Ruth Dryscoll Redd, dated February 28, 1995, recorded March 6, 1995, of record in Book 9612, Page 1, 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 3512 Geneva Circle, Nashville, TN 37209.

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.

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 1st day of March, 2016.

John W. Joyner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **John W. Joyner**, 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 Brentwood, TN, this 1st day of March, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 1-8-2019



True Copy Certification

I, AMANDA JOLLIFF, 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 TENNESSEE

County of WILLIAMSON

Personally appeared before me, STEPHANIE McPEAKE, a notary public for this county and state, AMANDA JOLLIFF, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: JANUARY 11, 2017

{Notary' Seal}

