PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

WARRANTY DEED

BMR16-1413

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,550.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF May, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-6-20
(AFFIX SEAL)

JAMES A. WAECHTER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TN.

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL BERNELL	OWNER	
1413 Gartland Avenue	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-2752		083-09-0-326.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ASHLEY V. MEEKS AND HUSBAND, BENJAMIN J. MEEKS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL BERNELL, AN UNMARRIED MAN AND ANNA REDING, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 95 on the Plan of Subdivision of the A.V.S. Lindsley, 29 Acre Tract of record in Plat Book 57, Page 66, 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 Paul W. Thompson and wife, Emily C. Thompson by Warranty deed from Grover C. Binkley, unmarried of record in Book 10102, page 749, Register's Office for Davidson County, Tennessee, dated June 27, 1996 and recorded on June 28, 1996.

(Value or consideration shown in aforementioned deed $95,000.00.)

Being the same property conveyed to Ashley V. Meeks and husband, Benjamin J. Meeks by Warranty deed from Paul W. Thompson and wife, Emily C. Thompson of record in Instrument No. 20140603-0047686 Register's Office for Davidson County, Tennessee, dated May 30, 2014 and recorded on June 03, 2014.

(Value of consideration shown in aforementioned deed $460,000.00.)

Being also known as 1413 Gartland Avenue Nashville, TN 372062752.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 57, Page 66; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1413 Gartland Avenue , Nashville, Tennessee 37206-2752
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160046563 DEEDWARR
Recvd: 06/02/16 14:11 2 pgs
Fees:13.00 Taxes:2000.04

20160602-0055754

Witness my/our hand(s) this 31st day of May, 2016.

Ashley V. Meeks

Benjamin J. Meeks

STATE OF Tennessee
COUNTY OF Williamson

On this 31st day of May, 2016, before me personally appeared Ashley V. Meeks and Benjamin J. Meeks, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 31st day of May, 2016.

Notary Public
My Commission Expires: 10.12.19

LAURA PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959