Davidson County DEEDWARR
Recvd: 08/02/16 14:11 2 pgs
Fees:13.00 Taxes:636.40
20160802-0079796

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $172,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of July, 2016.

Notary Public
My commission expires: 4-24-2018

SHELLY M SMITH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 04-24-2018

05-1606-66910

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
David Thang 411 Hickory Chase Drive Madison TN 37115	US. Bank Home Mtg 7600 Penn Ave S $RA1 Richfield, MN, 55423	042-16-0-A-006.00-CO

163746

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, **Lola M. Mealer**, a single woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **David Thang**, * 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: * married

Land in Davidson County, Tennessee, being Lot No. 6, on the Plan of Hickory Chase, of record in Book 7900, Page 973, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to O. W. Mealer and wife, Lola M. Mealer by deed from David K. Wachtel, Jr. and wife, Sharon Kay Wachtel, dated September 30, 1997, recorded October 3, 1997, of record in Book 10632, Page 851, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to William Mealer and wife, Cynthia Mealer by Quitclaim Deed from O. W. Mealer and wife, Lola M. Mealer, dated September 20, 2001, recorded November 26, 2001, of record in Instrument No. 20011126-0128551, Register's Office for Davidson County, Tennessee. The said O. W. Mealer and Lola M. Mealer having retained a life estate in subject property. The said O. W. Mealer having since died on April 19, 2006.

Further being the same property conveyed to Lola M. Mealer, an unmarried woman by Quitclaim Deed from William Mealer and wife, Cynthia Mealer, dated May 23, 2016, recorded June 3, 2016, of record in Instrument No. 20160603-0056203, 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 411 Hickory Chase Drive, Madison, TN 37115.

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 29th day of July, 2016.

X Lola M. Mealer

Lola M. Mealer

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Lola M. Mealer**, 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 Hendersonville, TN, this 29th day of July, 2016.

State of Tennessee at Large

My Commission expires: 2/25/20

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires 4-24-2018