RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW160204

Davidson County DEEDWARR
Recvd: 09/14/16 15:39 3 pgs
Fees:18.00 Taxes:1385.65
20160914-0096850

WARRANTY DEED

CECILIA M. HENSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2016.

NOTARY PUBLIC

My commission expires: 4/9/19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Meador and Allison Meador 4220 Stone Hall Boulevard Hermitage, TN 37076	Pinnacle Bank 150th 3rd Ave South Suite 900 Nashville, TN 37201	085 04 0A 225.00CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Seventy Four Thousand Five Hundred and 00/100 Dollars ($374,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KEVIN S. BOBBITT AND BARBARA BOBBITT, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **CHRISTOPHER MEADOR AND ALLISON MEADOR, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 225 on the Final Plat of The Reserve at Stone Hall, formerly Eversong at Ravenwood, Phase 1, Section 2B, Planned Unit Development, of record in Instrument No. 20131014-0107217, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kevin S. Bobbitt and Barbara Bobbitt, husband and wife, by Warranty Deed from Meritage Homes of Tennessee Inc, dated 5/16/2014, recorded 5/20/2014, of record in Instrument No. 20140520-0043058, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 4220 Stone Hall Boulevard, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 12th day of September, 2016.

KEVIN S. BOBBITT

BARBARA BOBBITT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Kevin S. Bobbitt and Barbara Bobbitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 12th day of September, 2016.

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

Jamie R. Steelman
Printed Notary Name

My commission expires: 11/18/18

True Copy Certification

I, **Brandon W. Lippman** 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 Davidson

Personally appeared before me, **Cecilia M. Hensley,** a notary public for this county and state, 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: 4/9/19