Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of September, 2016.

Notary Public

My commission expires: 7.3.17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kimberly D. Alley		
108 Edgewood Pl.	NEW OWNER	083-03-0-258.00
Dickson, TN 37055		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ERNIE MEADOWS JR., UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIMBERLY D. ALLEY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 13 on the plan of W.S. Ashworth's Re-Subdivision of Lot No. 47, 48, 49, 50 of the town of Brownsville as of record in Book 161 Page 153, Register's office for said county.

Said lot No. 13 fronts 100 feet on the Northerly side of Rosebank Ave., and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Ernie Meadows Jr. by Quitclaim deed from Roger Dale Meadows and wife, Vicki Ann Meadows of record in Book 10566, page 955, Register's Office for Davidson County, Tennessee, dated July 31, 1997 and recorded on August 12, 1997.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 304 Rosebank Avenue, Nashville, TN 37206-1442.

BILL GARRETT, Davidson County
Trans:T20160084563 DEEDWARR
Recvd: 09/26/16 15:36 2 pgs
Fees:13.00 Taxes:703.00
20160926-0101482

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of September, 2016.

Ernie Meadows Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ernie Meadows Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of September, 2016.

Notary Public

My Commission Expires:

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017