NEW OWNER:

JOHN PAUL MEYER
2515 Brittany Drive
Nashville, TN 37206

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 16-1493

Map & Parcel 15007024000

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20160090144 DEEDWARR
Recvd: 10/13/16 08:25 3 pgs
Fees:18.00 Taxes:314.50
20161013-0108075

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eighty-Five Thousand and 00/100 Dollars ($85,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MICHAEL BURNS, unmarried,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MEYER HOME MAKEOVER, LLC, a Tennessee limited liability company**, ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 6-A, on the Plan of Zone Lot Division, Lots 6 and 7, Lakeshore Woods, Section One, as shown on the plat of the same of record in Plat Book 6250, Page 482, which amends Plat Book 5200, Page 502, in the Register's Office for Davidson County, Tennessee, to which plats specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to MICHAEL BURNS, unmarried by Warranty Deed from Esli L. McCoy, Dorothy A. McCoy, Trustees of the Esli L. McCoy and/or Dorothy A. McCoy Revocable Living Trust dated May 25, 2006, dated September 19, 2007, and of record in Instrument No. 20070926-0114762, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as 3245 ANDERSON ROAD, ANTIOCH, TN 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6250, Page 482, Plat Book 5200, Page 502, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 23rd day of September, 2016.

MICHAEL BURNS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MICHAEL BURNS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of September, 2016.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$85,000.00.**

Vicki James
AFFIANT

Sworn to and subscribed to before me this 23rd day of September, 2016.

Debbie A. Serbin
NOTARY PUBLIC

My commission expires: 2-1-2017

DEBBIE A. SERBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY