# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/13/00 10:10 2pgs
Fees:11.00 Taxes:3108.00

20001113-0112251

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$840,000.00**

Margaret M. Grow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF NOVEMBER, 2000.

J. R. Upp
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES MAY 30 2004
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Premier Title & Escrow, LLC, 111 Westwood Place, Suite 304, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Margaret M. Grow, TTEE** | **Same** | **Map 158-04 A** |
| (NAME) **19 Park Meadows Drive** | (NAME) | **Parcel 23CO** |
| (ADDRESS) **Nashville, Tennessee 37215** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PHILIP E. FLEMING and wife, SUSAN D. FLEMING** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARGARET M. GROW, TTEE of the MARGARET M. GROW REVOCABLE LIVING TRUST U/A Dated 7-8-96 for benefit of same**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 119 on the Plan of Otterwood, Section Two, of record in Book 6900, page 598 - 602, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Philip E. Fleming by deed from William A. King and wife Joann D. King of record in Book 8523, page 283, Register's Office for Davidson County, Tennessee.

Susan D. Fleming joins in executing this Warranty Deed to convey any and all marital rights she may have in subject property.

This conveyance is subject to (a) 2000 real property taxes which have been prorated and assumed by the grantee(s) ; (b) all matters appearing on the plan of record in Book 25, page 7, said Register's Office; and (c ) Restrictive Covenants of record in Book 7260, page 483, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 19 Park Meadows Dr., Nashville, TN 37215
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand(s) this 6th day of November, 2000.

Philip E. Fleming

Susan D. Fleming

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named Philip E. Fleming and Susan D. Fleming, 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 official seal at Brentwood, Tennessee this 6th day of November, 2000.

Commission expires:

Notary Public

