File Box B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF NOVEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

#2674

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny J. Cronk	The Bank of Nashville	148-9-2
(NAME)	(NAME)	
320 Haywood Lane	401 Church Street	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Nashville, TN 37219	
(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, Robert Wayne McBride and Barbara Faye McBride Brown, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny J. Cronk and wife, Trudy R. Cronk, 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. 1 on the Plan of McBride Subdivision of record in Plat Book 6050, Page 172, Register's Office for said County, described as follows, to wit:

Beginning at a concrete monument on the northern right-of-way line of Haywood Lane approximately 230 feet east from the centerline of Faulkner Drive, thence along said right-of-way line South 82 deg. 33' 17" West 169.86 feet to a concrete monument also being the beginning of a curve, thence around a curve to the right with a radius of 25 feet and anc length of 43.92 feet to a concrete monument, thence along the cast right-of-way line of Faulkner Drive North 3 deg. 13'-15" East a distance of 359.31 feet to an iron pin, thence leaving said right-of-way South 88 deg. 56'-21" East a distance 201.94 feet to an iron pin, thence South 4 deg. 03'-43" West a distance 360.10 feet to a concrete monument being the point of beginning containing 1.707 acres more or less.

Being the same property conveyed to Robert B. McBride and wife Sarah C. McBride, by deed of record in Book 8688, Page 963, Register's Office for Davidson County, Tennessee. The said Robert B. McBride predeceased Sarah C. McBride. Sarah C. McBride died testate leaving this real property to Robert Wayne McBride and Barbara Faye McBride Brown reference Docket Number 99P1200 Davidson County Probate Court.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 320 Haywood Lane, Nashville, TN 37211
(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.

Davidson County DEEDWARR
Recvd: 12/07/01 16:09 2pgs
Fees:13.00 Taxes:624.19

20011207-0135326

Witness my/our hand(s) this 27th day of November, 2001.

Robert Wayne McBride

Barbara Faye McBride Brown

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Wayne McBride and Barbara Faye McBride Brown 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of November, 2001.

Commission expires: May 26, 2002

Elizabeth E. Triplett Notary Public

