File No. 271000362

WARRANTY DEED

ELAINE PHELPS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires November 22, 2008

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/22/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 11/16/07 15:24 3 pgs
Fees:18.00 Taxes:386.65
20071116-0134786

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nadine Klemenz	Regions Bank d/b/a Regions Mortgage	052-13-0A-037.00
(NAME)	(NAME)	
2730 Penn Meade Drive	2050 Parkway Office Circle	MAP/PARCEL 052-13-0A-037.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, Mary Ann Cook, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nadine Klemenz, an unmarried woman and Caitlin Jeffs, an unmarried woman, as joint tenants with the right of survivorship**, HEREINAFTER CALLED THE GRANTEE(S), 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 all of Unit No. 37 as created and established by the Master Deed and Bylaws for River Glen, a Horizontal Property Regime, of record in Book 7566, Page 571, as amended in 200409150111299 and No. 200409150111301, Register's Office for Davidson County, Tennessee, and as shown on the Condominium Site Plan of River Glen, Phase One, of record in Book 6900, page 671, Register's Office for Davidson County, Tennessee, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and Bylaws, as may be from time to time amended as provided therein.

Being the same property conveyed to Mary Ann Cook, an unmarried woman by deed from James Kelly Hood, A Married Man of record in Instrument No. 200606140070726, recorded 6/14/2006, Register's Office for said County.

Sewer Easement as shown of record in Deed Book 7061, Page 172, Deed Book 9523, Page 164, Register's Office for said County.

Water Easement as shown of record in Deed Book 7061, Page 196, Deed Book 9523, Page 168, Register's Office for said County.

Access Easement as shown of record in Deed Book 7296, Page 484, Register's Office for said County.

Transmission Line Easement as shown of record in Deed Book 3961, Page 681, Register's Office for said County.

Flowage Easement as shown of record in Deed Book 2200, Page 119, Register's Office for said County.

Subject to boundary plat as set forth per Plat Book 6900, Page 650 & 651, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 8069, Page 158 & Instrument No. 200204250051348, Register's Office for said County.

Subject to easements, restrictions and conditions, as set out in the Master Deed of record 7566, Page 571, Instrument No. 200409150111301, Instrument No. 200409150111299 in the Register's Office for Davidson County, Tennessee.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2730 Penn Meade Drive, Nashville, TN 37214

(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 16th day of November, 2007.

Mary Ann Cook

Mary Ann Cook

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Mary Ann Cook the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 16TH day of November, 2007.

Commission expires:

10-12-08

Kimie Perry

Notary Public

Kimie Perry
State
of
Tennessee
Notary
Public
Wilson Co.

File Number: 271000362

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

I, Catherine H. Gwyn, 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 to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn 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: 11/22/08

Notary's Seal

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
November 22, 2008