WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/08 10:08 2 pgs
Fees:13.00 Taxes:5420.50

20080707-0069514

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Peaches Gunter Blank	**Same As New Owner**	**Map 117-13-B**
(NAME) **1001 Greenwich Park**	(NAME)	**Parcel 163.00**
(ADDRESS) **Nashville, TN 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, **CAROL ELEXIS WALLER,** unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PEACHES GUNTER BLANK,** 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1001 Greenwich Park, 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 hand this 3rd day of July, 2008.

Carol Elexis Waller

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Carol Elexis Waller**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that sheexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of July, 2008.

Commission expires:

ROBERT L. SCRUGGS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, Being Lot No. 1001 on the Plat of Abbottsford, Phase 2, Revision 1of record as Instrument No. 20010502-0044874, as revised in Instrument No. 20020305-0027572, corrected in Instrument No. 20020828-0104512, 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 Carol Elexis Waller by deed From Krohn Homes LLC, a Tennessee limited liability company, of record as Instrument No. 20070108-0002912, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

(a) 2008 real property taxes which have been prorated and assumed by the grantee(s);

(b) Declaration of Covenants, Conditions, and Restrictions of record in Book 6537, page 303, as amended in Book 6576, page 509, Book 6578, page 302, amended and restated in Book 8106, page 1, as amended in Book 8627, page 254, Book 9381, page 876, Book 10458, page 810, as Instrument No. 20010330-0030930, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

(c) Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Abbottsford, of record as Instrument No. 20010502-0045152, as re-recorded as Instrument No. 20010514-0049648, said Register's Office

(d) Declaration of Covenants, Conditions, and Restrictions, of record in Book 6478, page 177, as amended in Book 6530, page 252, said Register's Office.

(e) Charter of Homeowners Association of record in Book 6548, page 213, said Register's Office.

(f) Quitclaim Deed to Homeowners Assoc. for common area, of record in Book 7175, page 761 and as Instrument No. 20041214-0148658, said Register's Office.

(g) Storm water detention Agreement, of record in Book 6555, page 328 and as Instrument No. 20010425-0040838, said Register's Office.

(h) Grant of Gas Service Line or Fuel Line Easement to Nashville Gas of record in Book 7272, page 746, said Register's Office.

(i) Grant of Underground Utility Easement to Nashville Electric Service, of record in Book 8643, page 272, said Register's Office.

(j) Correction of Gas Line Easement of record in Book 5128, page 953, said Register's Office.

(k) Easements for water line, of record in Book 1037, page 572, Book 1286, page 690, and Book 5128, page 953, said Register's Office.

(l) Easement from Frank Leu to Victoria Jackson regarding Metropolitan Ordiance BL2000-545 and BL2000-546, of record in Minute Book 61, page 295, in the Office for the Metropolitan Council of the Metropolitan Government of Nashville and Davidson County, Tennessee.

(m) A subdivision Plat of the Frank R. Leu Property, of record in Book 6250, page 418, said Register's Office.

(n) All matters appearing on the Plan of record as Instrument No. 20010502-0044874, as revised in Instrument No. 20020305-0027572, corrected in Instrument No. 20020828-0104512, said Register's Office.