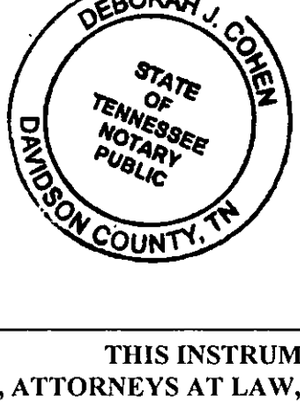


STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$173,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF **MARCH, 2010.**

Notary Public

MY COMMISSION EXPIRES: 8/13/2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JONERIC PETTERSSON, ET UX	New Owner	**147-15-0-083.00**
(NAME)	(NAME)	**147-15-0-084.00**
5008 LEWISDALE COURT		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, CML PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONERIC PETTERSSON AND WIFE, ADRIENNE PETTERSSON,** 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:

Map & Parcel No. 147-15-0-084.00

Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 525 as shown on the plan of Whispering Hills, Section II-C, of record in Book 2663, page 66, Register's Office for Davidson County, Tennessee.

The said northerly one-half of said Lot 525 fronts 33.5 feet on the easterly line of Lewisdale Court and measures 75.0 feet on each rear, or East line, 330.1 feet on its North line, 338.2 feet on its south line.

Map & Parcel No. 147-15-0-083.00

Land in Davidson County, Tennessee, being Lot No. 524 on the plan of Whispering Hills, Section II-C, of record in Book 2663, pages 66 & 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 524 fronts 67 feet on the southeasterly side of Lewisdale Court and runs back 302.3 feet on the northwesterly line and 330.1 feet on the southeasterly line to a dead line which is a broken line on which it measures 142 feet.

Being the same property conveyed to CML Properties, a Tennessee Limited Liability Company from James A. Swindle, Sr. and wife, Eunice R. Swindle by deed dated August 6, 2008 of record as Instrument No. 20080819-0085294, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 2663, pages 66-67, Restrictions of record in Book 2797, page 483 and Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6288, page 636; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **5008 LEWISDALE COURT, NASHVILLE, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL OHRELL, Davidson County
Trans:T20100017170 DEEDWARR
Recvd: 03/24/10 10:53 2 pgs
Fees:13.00 Taxes:643.43
20100324-0021994

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 17th day of March, 2010.

CML PROPERTIES, LLC

James Neumaier Admin Member 3/17/2010

By: James Neumaier, Administrative Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **JAMES NEUMAIER,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Administrative Member of **CML PROPERTIES, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that he as such Administrative Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **CML PROPERTIES, LLC,** by himself as such Administrative Member.

Witness my hand and official seal at office this 17th day of March, 2010.

Deborah J. Cohen
Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My commission expires: **August 23, 2011**

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212