BILL GARRETT, Davidson County
Trans:T20120045499 DEEDWARR
Recvd: 06/20/12 11:10 3 pgs
Fees:18.00 Taxes:680.80
20120620-0054013

39B

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $184,000.00. Julia Landrum AFFIANT Subscribed and sworn to before me, this 15th day of June, 2012. Notary Public My Commission Expires:

Address New Owner As Follows:
Julia Landrum
128 Matthew Lane
Nashville, TN 37215

Send Tax Bills To:
F+M Bank
10 Cadillac Dr.
Brentwood, TN 37027

Map-Parcel Number:
117-07-0-D-00500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAURA E. PRENG**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JULIA LANDRUM**, a single woman, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 5, as shown on the map entitled Plat of Park Green Condominiums, of record in Plat Book 5200, Page 719, as amended in Book 6250, Page 253, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Laura E. Preng by deed from dated May 25, 2007 from John Curnutt, unmarried, of record as Instrument No. 20070525-0062839, Register's Office for Davidson County, Tennessee.

Subject property is not the usual place of residence of the Grantor or her spouse.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matter shown on the Plan of record in Book 5200, page 719 and amended in Book 6250, page 253, Register's Office for Davidson County, Tennessee.

3. Storm Water Detention Agreement of record in Book 6269, page 167, Register's Office for Davidson County, Tennessee.

4. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Park Green Condominiums Condominiums, of record in Book 6247, page 872, and amended in Book 6453, page 717 and Book 8430, page 364, Register's Office for said County.

This is improved property known as: **128 Matthew Lane Nashville, TN 37215.**

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, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 15th day of June, 2012.

Laura E. Preng

STATE OF TEXAS)
COUNTY OF HARRIS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAURA E. PRENG**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of June, 2012

(Seal)

YOLANDA MARSDEN
My Commission Expires
July 30, 2016

Notary Public

My Commission Expires: 7-30-16