THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12081615**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $129,900.00. Affiant Subscribed and sworn to before me, this 24th day of August, 2012. Notary Public My Commission Expires: Monday, September 03, 2012

JILL RODRIGUEZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: Monday, September 03, 2012

BILL GARRETT, Davidson County
Trans:T20120065347 DEEDWARR
Recvd: 08/31/12 08:25 2 pgs
Fees:13.00 Taxes:480.63
20120831-0078688

WARRANTY DEED

Address New Owner: Mark Neglia 905 Riverside Drive Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-07 223.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lauren Petr, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Neglia, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 3, HANLEY, PART ONE, as shown on plat of record in Plat Book 1424, Page 33, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lauren Petr, unmarried by Warranty Deed from Bethany Barton, unmarried recorded on the 2nd day of May, 2006 in Instrument No. 20060502-0050666, in the Register's Office of Davidson County, Tennessee.

Tim W. Cromer, husband of Lauren Cromer, hereby joins in the signing of this Warranty Deed to convey any marital interest he may have in the subject property.

Lauren Petr and Lauren Cromer being one and the same person.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HANLEY, PART ONE, as recorded in Plat Book 1424, Page(s) 33.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a

preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 905 Riverside Drive Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of August, 2012.

Lauren Cromer, by Tim W. Cromer as attorney-in-fact Tim W. Cromer

Lauren Cromer, by Tim W. Cromer as Attorney-in-Fact

Tim W. Cromer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tim W. Cromer,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Lauren Cromer,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 24th day of August, 2012.

Notary Public

My Commission Expires: _____

ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014