WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120077986 DEEDWARR
Recvd: 10/15/12 09:51 2 pgs
Fees:13.00 Taxes:490.25
20121015-0094009

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12TH DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 2-3-2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adrianus Van Meggelen	Adrianus Van Meggelen	142080A05500CO
(NAME)	(NAME)	
207 Pebble Brook	207 Pebble Brook	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20121589

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, ROBERT B. KRUG AND WIFE, STEPHANIE A. KRUG**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **ADRIANUS VAN MEGGELEN AND CATHERINE V. CHISHOLM, HUSBAND AND WIFE**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Unit No. 55 on the Plan of Coronada, a Condominium, Phase II, as of record in Book 4955, page 110, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Robert B. Krug by Warranty Deed from Mary Fitzgerald, unmarried, dated September 5, 2002 and filed of record in Instrument 20020911-0110804, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to the provisions and requirements of the Tennessee " Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated to the By-Laws for the administration thereof; 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of record in Book 4901, page 679, as amended in Book 5202, page 329, further amended in Book 5306, page 241, book 5522, page 675, Book 5869, page 269, said Register's Office, and By-Laws of record in Book 4901, page 702, as amended in Instrument 20100304-0016850, Register's Office for said County

unimproved ☐

This is improved ☒ property, known as 207 Pebble Brook, Nashville, TN 37221

(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 I do covenant with the said GRANTEES 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 12th day of October, 2012.

Robert B. Krug

Stephanie A. Krug

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Robert B. Krug and Stephanie A. Krug, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Robert B. Krug and Stephanie A. Krug executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of October, 2012.

Commission expires: 2-3-2015

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public