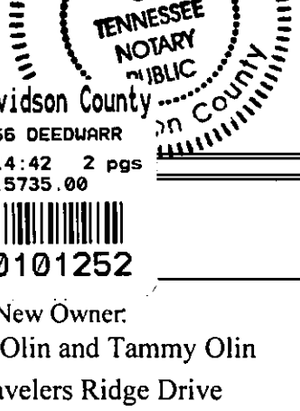
| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd**<br>**Suite 203A**<br>**Nashville, Tennessee 37215**<br><br>**CRT File No. 12091988** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is geater, for this transfer is: $1,550,000.00.<br>Affiant<br><br>Subscribed and sworn to before me, this1st day of November, 2012.<br><br>Notary Public<br>My Commission Expires: 07/08/13 |




BILL GARRETT, Davidson County
Trans:T20120083956 DEEDWARR
Recvd: 11/02/12 14:42 2 pgs
Fees:13.00 Taxes:5735.00
20121102-0101252

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Thomas Olin and Tammy Olin<br>1150 Travelers Ridge Drive<br>Nashville TN 37220 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>145-11-0-035.00 |

**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, **Anne K. Brown, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas Olin and wife, Tammy Olin** ("Grantees"), their 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 2, RESUBDIVISION OF LOTS 27 AND 28 OF INNS OF GRANNY WHITE AND CRECRAFT PROPERTY, as shown on plat of record in Plat Book 6250, Page 841, 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 Anne K. Brown, a married person by Warranty Deed from Thomas W. Schlater, Trustee and David L. Crecraft and wife, Julia F. Crecraft, recorded on the 5th day of February, 1988 in Deed Book 7463, Page 881, in the Register's Office of Davidson County, Tennessee.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS 27 AND 28 OF INNS OF GRANNY WHITE AND CRECRAFT PROPERTY, as recorded in Plat Book 6250, Page(s) 460 and Plat Book 6250, Page 841.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4025, Page 341, Book 6566, Page 473, Book 6749, Page 383, amended in Book 8595, Page 423 and Instrument No. 20060308-0027157.

Charter of Inns of Granny White Homeowners Association recorded in Book 8741, Page 252.

20 foot strip located across the property reserved for ingress and egress for reserved tract and a note indicating the maintenance of said ingress and egress to reserved tract to be the responsibility of the owner of said tract, and conditions of owners certificate as shown on plat of record in Book 3700, Page 72.

Deed of conveyance to Metropolitan Government of Nashville for Water and Sewerage Services recorded in Book 7240, Page 539.

John Brown, husband of Anne K. Brown, joins in this instrument to convey any and all interest, marital or otherwise, in said property.

This is improved property located at 1150 Travelers Ridge Drive Nashville TN 37220.

**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 1st day of November, 2012.

Anne K. Brown

John Brown

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anne K. Brown and John Brown, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of November, 2012

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014