WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120087243 DEEDWARR
Recvd: 11/15/12 10:24 2 pgs
Fees:13.00 Taxes:995.30
20121115-0105273

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00

(Grantee)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF NOVEMBER, 2012

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

WILLIAM DAVIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires January 31, 2015

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cindy W. Russell	New owner	
(NAME) 1009 Glendale Lane, Unit A	(NAME)	132-9F1CO
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **EDWARD ALLEN HAYGOOD, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CINDY W. RUSSELL, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A of Glendale Reserve, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Glendale Reserve, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20110824-0065586, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Glendale Reserve, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing as Instrument No. 20110824-0065586, and ByLaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Edward Allen Haygood and wife, Gloria B. Haygood by deed dated February 2, 1983 from Leighton B. Irwin, Executor of the Will of Christine K. Crumpler, of record in Book 6002 page 694, Register's Office for Davidson County, Tennessee. Pursuant to a Divorce Decree dated September 27, 2005 entered in the Fourth Judicial Circuit Court, Davidson County, Tennessee, Docket No. 03-D-2456, Gloria Jean Barnett, being one and the same person as Gloria B. Haygood and Gloria Jean Barnett Haygood conveyed her interest in the subject property to Edward Allen Haygood by Quitclaim Deed dated January 5, 2006, of record as Instrument No. 20060113-0005155, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2012 real property taxes; (b) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4159, page 25, said Register's Office; (c) Charter for Glendale Reserve Corporation of record as Instrument No. 20110824-0065585, said Register's Office; and (d) Declaration of Covenants, Conditions and Restrictions for Glendale Reserve, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20110824-0065586, said Register's Office.

This has never been the marital residence of the Grantor.

unimproved ☒

This is improved ☐ property, known as 1009 Glendale Lane, Unit A, Nashville, TN 37204

(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 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 13th day of November, 2012.

Edward Allen Haygood

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward Allen Haygood, married , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of November, 2012.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015