WARRANTY DEED

Return to:
Warranty Title Insurance Co
2400 Crestmoor Road
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,000/00

Karen L. Meng
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 32nd day of February, 2013.

Christine L. Lind
Notary Public

CHRISTINE L. LIND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

(AFFIX SEAL)

My Commission Expires OCT 21, 2013

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2400 Crestmoor Rd., Ste. 104
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: Karen L. Meng	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS 161-1B-4
(NAME) 605 Glenmore Place	(NAME)	
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20130189

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Brian D. Cromwell and wife, Belle T. Cromwell**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Karen L. Meng**, 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 Lot No. 4 on the Plan of Aberdeen Woods, Phase 1, of record in Plat Book 9700, page 589, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Brian D. Cromwell and wife, Belle T. Cromwell by Warranty Deed from Kevin D. Montgomery and wife, Trina M. Montgomery, dated April 28, 2005, of record in Instrument 20050429-0047834, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions and the By-Laws appended thereto, of record in Book 10790, Page 189, amended in Book 11303, page 555, Book 11714, page 843, and Instrument No. 20000203-0011436, Instrument 20030221-0023491, Instruction 20030221-0023492, and Instrument 20030730-0108227, Register's Office for said County, and to easements, setback lines, notes, conditions, stipulations, etc, and all other matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 605 Glenmore Place, Nashville, TN 37220

(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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.

BILL GARRETT, Davidson County
Trans:T20130015396 DEEDWARR
Recvd: 02/25/13 10:23 2 pgs
Fees:13.00 Taxes:1376.40

20130225-0018429

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 our hands this 22nd day of February, 2013.

Brian D. Cromwell

Belle T. Cromwell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 22nd day of February, 2013.

Notary Public

CHRISTINE L. LINDSEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

My Commission Expires OCT 21, 2013