Title Box 9-B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130058187 DEEDWARR
Recvd: 07/09/13 10:07 2 pgs
Fees:13.00 Taxes:754.80
20130709-0070733

KAREN FORD MARLIN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Michael W. Romeo	Pinnacle Bank	
(NAME) 1220 Alfred Drive	(NAME) 150 3rd Ave. South, Ste. 900	102-14-48
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37201	
(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, **GEORGE WILLIAM WARD JR., MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL W. ROMEO AND WIFE, SHIRLEY A. ROMEO,** 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:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Crest Meade Section II, as of record in Book 2331, page 151, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Clematis Drive, the same being the common corner of Lots 83 and 84; thence southwardly with the dividing line between said lots, 211.8 feet to a monument; thence westwardly with the dividing line between Lots 83 and 94; 132.9 feet to a point in the easterly margin of Alfred Drive; thence with the easterly margin of Aifred Drive, 152.1 feet to a monument and continuing 42.3 feet to a monument; thence around a curve to the right 42.7 feet to a monument in the southerly margin of Clematis Drive; thence with the southerly margin of Clematis Drive eastwardly 128.8 feet to a monument and continuing 25 feet to a monument and continuing 45.4 feet to the point of beginning.

This is not the principal place of residence for George William Ward, Jr.

Being the same property conveyed to George Williams Ward, Jr. with a Life Estate in Lilly Lane Ward by Quitclaim Deed from Lilly Lane Ward dated October 6, 2008 of record in Instrument No. 20081006-0101464, said Register's Office. The Lilly Lane ward has since died on January 30, 2013.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 2331, page 151, said Register's Office; and (c) restrictive covenants of record in Book 2602, page 129, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1220 Alfred Drive, Nashville, TN 37205
(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 27 day of June, 2013.

George William Ward Jr.

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 George William Ward Jr. , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27 day of June, 2013.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017