WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130103679 DEEDWARR
Recvd: 12/11/13 12:41 2 pgs
Fees: 13.00 Taxes: 5920.00

20131211-0125564

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000.00

× Martha J. Menkemeller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 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
Martha J. Menkemeller	SAME	Map 116-2-A
(NAME)	(NAME)	
2006 Fransworth Drive		Parcel 2 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **RONALD G. MCABEE AND WIFE, RENATE H. MCABEE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARTHA J. MENKEMELLER, 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 Lot No. 2 on the Plan of Hill Place of record in Book 7900, page 931 and amended in Book 7900, page 923-932 and Surveyors Certificate of Correction of record in Book 9854, page 235 and Book 10058, page 112, Register's Office for Davidson County, Tennessee, together with and subject to an Ingress, Egress and Access Easement and Maintenance Agreement of record in Book 11389, page 876, said Register's Office.

Being the same property conveyed to Ronald G. McAbee and wife, Renate H. McAbee, by deed from Frank C. Gorrell, III and wife, Linda P. Gorrell of record in Instrument No. 20070813-0096645, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 7900, page 931 and amended in Book 7900, page 923-932 and Surveyors Certificate of Correction of record in Book 9854, page 235 and Book 10058, page 112, said Register's Office; (c) restrictive covenants of record in Book 9645, page 85, Book 9658, page 19, Book 10872, page 520, Book 11548, page 57, Instrument No. 20000322-0029124 and Instrument No. 20010510-0048634, said Register's Office; and (d) easement of record in Book 10693, page 696, Book 10693, page 700, Book 6391, page 530, Book 3506, page 63, Book 8223, page 594 and Book 11389, page 876, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2006 Fransworth Drive, Nashville, Tennessee 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 our hands this 10th day of December, 2013.

Ronald G. McAbee

Renate H. McAbee

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 Ronald G. McAbee and Renate H. McAbee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of December, 2013.

Commission expires:

Notary Public