Bk 36 (2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140023352 DEEDWARR
Recvd: 04/07/14 13:29 3 pgs
Fees:18.00 Taxes:4255.00

20140407-0028839

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,150,000.00.

Affiant

Subscribed and sworn to me on April 4, 2014.

NOTARY PUBLIC

DAVID B. HERBERT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
David B. Herbert
My Commission Expires
January 11, 2017
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27336SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mieczyslaw Glinkowski Katarzyna Glinkowski 4111 Elder Place Nashville, TN 37215	SAME AS NEW OWNERS	116-12-J-008 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Susan H. Vaughn, Executrix of the Estate of Mary Alene Edwards Herrington and Susan H. Vaughn, Substitute Trustee of the Mary Alene Edwards Herrington Family Trust, hereinafter called **"GRANTORS,"** has bargained and sold, and by these presents does transfer and convey unto Mieczyslaw Glinkowski and wife, Katarzyna Glinkowski, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 8 on the Subdivision Plat of Elder Place Subdivision, a Cluster Lot Development, Estates Road, of record as Instrument No. 20030807-0112667, Register's Office for Davidson County, Register's Office for Davidson County, Tennessee, to which plan referenced is hereby made for a more complete description.
>
> Being the same property conveyed to Mary Edwards Herrington by deed dated November 18th, 2005 from HR Properties of Tennessee recorded as instrument Number 20051121-0140498, Register's Office for Davidson County, Tennessee. The said Mary Edwards Herrington having since died. The Last Will and Testament of Mary Alene Edwards Herrington, of record as part of Docket No. 14P-51 in the Seventh Circuit Court, Probate Division for said County, devised the subject property to the Mary Alene Edwards Herrington Family Trust. The said Mary Edwards Herrington and Mary Alene Edwards Herrington being one and the same property.

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County and Nashville City taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Restrictive covenants contained in an instrument of record in Instrument No. 20030811-0114117 and Instrument No. 20050518-0055988, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
4. All matters appearing on the Plan of record as Instrument No. 20030807-0112667, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 4955, page 35, Register's Office for Davidson County, Tennessee.
6. Storm Water Detention Agreement of record in Instrument No. 20030611-0080499, Register's Office for Davidson County, Tennessee.
7. Quitclaim Deed to Elder Place Homeowners Association, Inc., for open space of record as Instrument No. 20111005-0077048, Register's Office for Davidson County, Tennessee.
8. Charter of The Elder Place Homeowners' Association, Inc., of record as Instrument No. 20101004-0079217, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 4111 Elder Place, Nashville, TN 37215.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 on April 4, 2014.

Susan H. Vaughn, Executrix of the Estate of Mary Alene Edwards Herrington and Susan H. Vaughn, Substitute Trustee of the Mary Alene Edwards Herrington Family Trust

By: Susan H. Vaughn, Executrix and Trustee
Susan H. Vaughn, Executrix and Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said State and County duly commissioned and qualified, personally appeared Susan H. Vaughn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged herself to be the Substitute Trustee for The Mary Alene Edwards Herrington Family Trust and Executrix for the Estate of Mary Alene Edwards Herrington, the within named bargainor, and that she as such Substitute Trustee and Executrix executed the foregoing instrument for the purposes therein contained, as Substitute Trustee and Executrix.

Witness my hand, at office, on April 4, 2014.

Notary Public

My Commission Expires:

DAVID B. HERBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
David B. Herbert
My Commission Expires
January 11, 2017
STATE OF TENNESSEE