Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140034740 DEEDWARR
Recvd: 05/19/14 12:43 3 pgs
Fees:18.00 Taxes:1424.50
20140519-0042845

THIS INSTRUMENT PREPARED BY: ROB HAZARD, ESQ. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $385,000.00. Affiant Subscribed and sworn to before me, this 16th day of May, 2014. Notary Public My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

Address New Owner As Follows: David Minter and Megen Minter 4403 Glendale Square Dr. Nashville, TN 37204	Send Tax Bills To: New Owner	Map-Parcel Number: 131080A12900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CATHERINE C. POWELL, EXECUTRIX OF THE ESTATE OF DOLORES S. CRAWLEY, deceased,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DAVID M. MINTER**

AND MEGEN L. MINTER, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a portion of Glendale Square, having been established as a Horizontal Property Regime by Master Deed and by-Laws dated the 27th day of December, 1974, of record in Book 4878, page 805, Register's Office for Davidson Co8unty, Tennessee, being more particularly described as follows:

Unit No. 4403 in Glendale Square, a Horizontal Property Regime, located at 4403 Glendale Square Drive in Nashville, Davidson County, Tennessee, as shown on the plat of Glendale Square, of record in Book 4860, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Together with the undivided interest in the common elements declared in the Master Deed and By-Laws appurtenant to such unit.

Being the same property conveyed to Dolores S. Crawley by deed dated January 22, 1975,, from James C. Cheek and James E. Patterson, a partnership d/b/a Cheek & Patterson Construction Company, of record in Book 4883, page 844, Register's Office for Davdison County, Tennessee; the said Dolores S. Crawley having since died and her Will filed in the Seventh Circuit Court of Davidson County, #14P171, appoints Catherine C. Powell, Executrix of her estate.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matter shown on the Plan of record in Book 4860, page 6, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options,

burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Glendale Square Condominiums, of record in Book 4878, page 805, Register's Office for said County, as amended to Amendment to Master Deed of record in Instrument No. 20040726-0089127, Register's Office for said County.

4. Rights of others in and to the common elements.

This is improved property known as: 4403 Glendale Square Dr., Nashville, TN 37204.

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 Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her 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 person whomsoever.

WITNESS my hand this 16th day of May, 2014.

Catherine C Powell

Catherine C. Powell, Executrix of the Estate
of Dolores S Crawley

STATE OF LOUISIANA)
COUNTY OF Rapides)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Catherine Powell, Executrix of, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of May, 2014

Chew Lynn Smith

Notary Public

32436

My Commission Expires: at death