BILL GARRETT, Davidson County
Trans:T20140041066 DEEDWARR
Recvd: 06/11/14 10:08 2 pgs
Fees:13.00 Taxes:1391.20
20140611-0050684

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL NOS |
|---|---|---|
| Mary A. Nichols<br>101 Park Glen<br>Nashville, TN 37204-4146 | New Owner | 131-08-D-101 |

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205. #14700 #26b

**WARRANTY D E E D**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Carlo Guglielmi and wife, Cynthia Rothschild Guglielmi (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Mary A. Nichols, a single person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 101 of Park Glen Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et sq., as amended, Tennessee Code Annotated, and as established by a Master Deed of Park Glen Condominiums, of record in Book 6578, page 379, as amended in Instrument No. 20020314-0032069, said Register's Office, including without limitation, the by-laws appended thereto, of record in Book 6578, page 417, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Park Glen Condominiums, of record in Plat Book 6250, page 188, and the placement of Units as shown on Exhibit "C" to the aforementioned Master Deed of record in Book 6578, page 379, said Register's Office, for a more complete description of said Unit.

Being the same property conveyed to Carlo Guglielmi and wife, Cynthia Rothschild Guglielmi by quitclaim deed dated June 15th, 2010 from Carlo Guglielmi of record in Instrument No. 20100618-0047708, said Register's Office.

This is improved real property located on 101 Park Glen, Nashville, Tennessee 37204-4146.

This conveyance is subject to the following:

1. Taxes for the year 2014 for Davidson County, Tennessee.
2. Matters shown on the plat of record in Plat Book 6250, page 188, and Master Deed of Park Glen in Book 6578, page 379 as amended in Instrument Number 20020314-0032069, said Register's Office for Davidson County, Tennessee.
3. Charter of Park Glen HOA recorded in Book 7448, page 832 and in Book 8438, page 40, said Register's Office.
4. Easement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 4319, page 942, said Register's Office.
5. Master Deed establishing Park Glen Condominium of record in Plat Book 6250, page 188; and Master Deed of Park Glen in Book 6578, page 379 and amended in Instrument Number 20020314-0032069, said Register's Office.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $376,000.00.
(
(
(Subscribed and sworn to before me
(this 2nd day of June, 2014.
(
(My Commission Expires: _____

Affiant

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 2nd day of June, 2014.

Carlo Guglielmi

Cynthia Rothschild Guglielmi

STATE OF TENNESSEE}
COUNTY OF MADISON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Carlo Guglielmi and wife, Cynthia Rothschild Guglielmi, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that they executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 2nd day of June, 2014.

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

My Commission Expires: _____ Notary Public