# WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

G-TN-15-705

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 9/10/18
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Karen Bane** | New Owner | |
| (NAME) **3242 Cardinal Lake Drive** | (NAME) | **11503010400** |
| (ADDRESS) **Duluth, GA 30096** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **PHILLIP A. WARREN, JR. AND KATHLEEN K. WARREN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KAREN BANE, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 44, PLAN OF CREST MEADE, SECTION I, as shown on plat of record in Plat Book 2331, Page 153, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Phillip A. Warren, Jr. unmarried by Warranty Deed from Robert E. Tolleson, Jr., married, recorded on the 1st day of June, 2007 in Instrument No. 20070601-0065277, in the Register's Office of Davidson County, Tennessee.

Phillip A. Warren, Jr. having since married. Kathleen K. Warren joins in this conveyance to convey any and all marital interest she may have to said property.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CREST MEADE, SECTION I, as recorded in Plat Book 2331, Page(s) 153.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2602, Page 129.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **705 Wesleywood Drive, Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150012494 DEEDWARR
Recvd: 02/20/15 10:10 2 pgs
Fees:13.00 Taxes:1619.12
20150220-0014709

Witness my/our hand(s) this the 17th DAY OF FEBRUARY, 2015.

Phillip A. Warren, Jr.

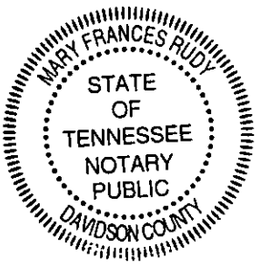
Kathleen K. Warren

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILLIP A. WARREN, JR. AND KATHLEEN K. WARREN, the within named 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, this the 17th of February, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
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Nashville, TN 37212