# WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $250,000.00.

Affiant

Subscribed and sworn to before me this 15 day of June, 2015

Notary Public

My Commission expires: _____ (Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Laura Pnewski | New Owner | 146-04-0-018.00 |
| 700 Harding Place | | |
| Nashville, TN 37211 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Eldon B. Cornelius and Susan P. Cornelius,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Laura Pnewski, a single woman,** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 499 on the plan of Caldwell Hall, Section 9, of record in Book 3300, page 25, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Said Lot No. 499 fronts 200.89 feet on the north side of Harding Place and extends back 200 feet on the west line and 184.35 feet on the east line to a dead line in the rear, measuring 212.8 feet thereon.**

**Being the same property conveyed to E. Brent Cornelius and Susan P. Cornelius, husband and wife, from James R. Banniza, Robert Banniza, William Scott Banniza, Charles Banniza, Larry Banniza and Michael Anthony Banniza, by deed on November 30, 2012, of record in Instrument Number 20121204-0111544, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 3300, page 25, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3285, page 488; Book 1133, page 610; and Book 1237, page 371, Register's Office for Davidson County, Tennessee.

This is improved property known as: **700 Harding Place, Nashville, TN 37211**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans: T20150047589 DEEDWARR
Recvd: 06/16/15 08:50 2 pgs
Fees: 13.00 Taxes: 925.00
20150616-0056948

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 June 11th, 2015.

Eldon B. Cornelius

**Eldon B. Cornelius**

Susan P. Cornelius

**Susan P. Cornelius**

STATE OF Alabama
COUNTY OF Madison

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Eldon B. Cornelius and Susan P. Cornelius** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 11th, 2015

My commission expires 07/11/2017

Notary Public

ANTHONY HUMPHRES
NOTARY PUBLIC
ALABAMA STATE AT LARGE