WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150088258 DEEDWARR
Recvd: 10/16/15 11:15 2 pgs
Fees: 13.00 Taxes: 267.33
20151016-0105373

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,250.00

Helene K. Cronin, Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2015

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Helene K. Cronin, Trustee	Helene K. Cronin, Trustee	Parcel ID:
4109 Barnsley Drive	4109 Barnsley Drive	10803008700
Plano, TX 75093	Plano, TX 75093	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Sammie R. Maxwell, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Helene K. Cronin, Trustee of The Cronin Revocable Trust
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 42B on the Plan of Patio Villa, Section Five, Zone Lot Division Lots 42-48 & 102-107, of record in Plat Book 5200, Page 686, Register's Office for Wilson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sammie R. Maxwell, unmarried, by deed from Robert L. Wood and Fred C. Dance, of record in Book 9462, Page 726, dated September 9, 1994, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6199, Page 70, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 686, said Register's Office; (3) Rules and Regulations of record in Book 7266, Page 827, said Register's Office; (4) Sewer Easement of record in Book 6021, Page 914; Book 6165, Page 747; and Book 6021, Page 843, Register's Office for said County; (5) Water Main Easement of record in Book 6021, Page 919, and Book 6165, Page 742, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3025 Casa Drive, Nashville, TN 37214

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 we do covenant with the said GRANTEES 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 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 my hand this 15th day of October, 2015.

Sammie R. Maxwell
Sammie R. Maxwell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sammie R. Maxwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of October, 2015.

My Commission Expires: 8/23/16

Notary Public

