Bill Garrett Davidson County
Batch# 8800 DEEDWARR
10/05/2017 10:07:15 AM 2 pgs
Fees: $13.00 Taxes: $860.25
20171005-0102284

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September, 2017.

Notary Public
MY COMMISSION EXPIRES: 6/19/18
File No. G17-9574D

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Keri E. Clarke, a single woman (NAME)	new owner (NAME)	052-130B-285.00 CO
3300 Penn Meade Way (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Myrna Sue Gambrell, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keri E. Clarke, a single woman,** 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. 49 on the plan of RIVER GLEN, PHASE III, SECTION 2, as shown by plat of record in Instrument No. 20020917-0113231 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Myrna Sue Gambrel, unmarried from Sue Gambrel, heir at law of Sonnie T. Gambrel, by Quit Claim Deed dated February 2, 2017, as Instrument No. 20170330-0031034, in the Register's Office for Davidson County, Tennessee. See also Affidavit of Heirship of record in Instrument No. 20170330-0031033, said Register's Office.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20020917-0113231 , Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6762, page 208 and Instrument No. 20020425-0051349, and in any allied instrument(s) referred to in said restrictions.
4. Charter of Homeowner's Association of record in Book 8069, page 158 and Instrument No. 20020425-0051348, Register's Office for Davidson County, Tennessee.
5. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Glen, Phase III, Section 2 and recorded in Book 7566, page 571 and Instrument No. 20040915-0111299, Register's Office for Davidson County, Tennessee.

6. Declaration of Submission & Resolution as recorded in Instrument No. 20030617-0083416 and Instrument No. 20040915-0111301, Register's Office for Davidson County, Tennessee.
7. Easement as recorded in Book 7296, page 484, Register's Office for Davidson County, Tennessee.
8. Stormwater Dentetion Agreement as recorded in Instrument No. 20010816-0088874, Register's Office for Davidson County, Tennessee.
9. Common Area conveyed to Homeowner's Association of record in Instrument No. 20020503-0054718 and Instrument No. 20041217-0150273, Register's Office for Davidson County, Tennessee.
10. Water/Sewer Easement as recorded in Book 7061, page 172, Register's Office for Davidson County, Tennessee.
11. Water/Sewer Easement as recorded in Book 7061, page 196, Register's Office for Davidson County, Tennessee.
12. Water/Sewer Easement as recorded in Book 9523, page 164, Register's Office for Davidson County, Tennessee.
13. Water/Sewer Easement as recorded in Book 9523, page 168, Register's Office for Davidson County, Tennessee.
14. Order of Possession for Right of Way/Water & Sewerage Service recorded in Book 11030, page 731, Register's Office for Davidson County, Tennessee.
15. Order of Possession for Right of Way/Water & Sewerage as recorded in Instrument No. 20010816-0088874, Register's Office for Davidson County, Tennessee.
16. Subject to flow of Cumberland River.
17. Power Transmission Line Easement of record in Book 3961, page 681, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3300 Penn Meade Way, 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. Whenever 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/our hand(s) this 27th day of September, 2017.

Myrna Sue Gambrell

Myrna Sue Gambrell

September 27, 2017
Date

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 Myrna Sue Gambrell, unmarried, the bargainor(s), 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, this 27th day of September, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066