# WARRANTY DEED

Bill Garrett Davidson County
Batch# 68075 **DEEDWARR**
03/13/2018 10:15:42 AM 2 pgs
Fees: $13.00 Taxes: $2,660.30

20180313-0023507

G-VRES-18-4225

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $719,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20 (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) |
|---|---|---|
| **John D. Crow and Carolyn H. Crow** | new owner | |
| (NAME) | (NAME) | **131-02-3A-009.00-CO** |
| **4225 Stammer Pl.** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37215** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL L. MADDEN AND MARY K. MADDEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN D. CROW AND CAROLYN H. CROW, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 No. 9 , on the Plan of Stammer Park, of record in Instrument No. 20140226-0016530, in the Register's Office for Davidson County, Tennessee, and further established by Amended and Restated Master Deed Establishing a Private Element Horizontal Property Regime of Stammer Parke of record in Instrument No. 20140225-0016083, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Michael L. Madden and Mary K. Madden, husband and wife by Warranty Deed from Haury & Smith Contractors, Inc., a Tennessee corporation of record in Instrument No. 20150826-0086529 Register's Office for Davidson County, Tennessee, dated August 21, 2015 and recorded on August 26, 2015.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 23, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20140226-0016530, Register's Office of Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Stammer Parke of record in Instrument Number 20071018-0123611, amended in Instrument No. 20110808-0060835, Instrument No. 20140225-0016083, Instrument No. 20170308-0022952 and Scriveners Affidavit recorded in Instrument No. 20170323-0028469 and Instrument No. 20170830-0089266, Register's Office for Davidson County, Tennessee.
- Reciprocal Deed of record in Instrument Number 20140227-0016997, in the Register's Office for Davidson County, Tennessee.
- Stormwater Easement of record in Instrument Number 20070302-0025677, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4225 Stammer Pl., Nashville, Tennessee 37215**.

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.

Witness my/our hand(s) this the 9th DAY OF MARCH, 2018.

Michael L. Madden by John Gleaves,
Attorney in Fact

Mary K. Madden by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL L. MADDEN AND MARY K. MADDEN, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL L. MADDEN AND MARY K. MADDEN.

Witness my hand and official seal, this the 9th of March, 2018.

Notary Public
My Commission Expires: 7-5-21
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212