Bill Garrett Davidson Cou
Batch# 90024 DEEDWARR
05/08/2018 10:36:27 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20180508-0043883

WARRANTY DEED

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

R-BR-18-2729

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MAY, 2018.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(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)
Anthony Michael Romano	New Owner	
(NAME)	(NAME)	**52-13-A-13.00CO**
2729 Penn Meade Drive		
(ADDRESS)	(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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TAMLIN B. LORENZ, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANTHONY MICHAEL ROMANO, AN UNMARRIED MAN,** 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 Unit No. 13 as created and established by the Master Deed and By-Laws for River Glen, a Horizontal Property Regime, of record in Book 7566, Page 571, Register's Office for said County, and as shown and described on the Plan of River Glen, Phase One, of record in Book 6900, Page 671, Register's Office for said County, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed and Bylaws, as may be from time to time amended as provided therein.

Being the same property conveyed to Tamlin B. Lorenz, unmarried, by Warranty Deed from Joseph Michael Krumel and wife, Glola Ann Krumel, recorded July 17, 2007 in Instrument No. 20070717-0085026, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Plan of record in Plat Book 6900, Page 671, Register's Office for Davidson County, Tennessee.
- Boundary Survey of record in Plat Book 6900, Pages 650 and 651, Register's Office for Davidson County, Tennessee.
- Plan of Open Space of record in Instrument No. 20030319-0036614, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions recorded in Book 6762, Page 208, said Register's Office.
- Master Deed of record in Book 7566, Page 571 and Instrument Nos. 20040915-0111299 and 20040915-0111301, Register's Office for Davidson County, Tennessee.
- ByLaws of record in Book 7566, Page 606, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Book 8069, Page 158 and Instrument No. 20020425-0051348, Register's Office for Davidson County, Tennessee.
- Easements for Sanitary Sewer of record in Book 7061, Page 172 and Book 9523, Page 164, Register's Office for Davidson County, Tennessee.
- Easements for Water Mains of record in Book 7061, Page 196 and Book 9523, Page 168, 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: **2729 Penn Meade Drive, Nashville, Tennessee 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 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 4th DAY OF MAY, 2018.

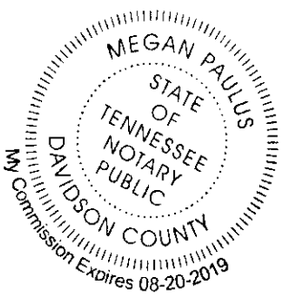
Tamlin B. Lorenz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 4th of May, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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