WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,510.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cheri Plunkett	New Owner	142-16-0C-041.00
(NAME)	(NAME)	Bill Garrett Davidson County Batch# 98775 DEEDWARR 06/01/2018 09:32:55 AM 2 pgs Fees: $13.00 Taxes: $1,444.89
2928 Glenway Drive		
(ADDRESS)	(ADDRESS)	20180601-0052153
Nashville, TN		
(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 considerations, the receipt of which is hereby acknowledged, I, **Linda Neenan, unmarried,** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Cheri Plunkett, a single woman**, hereinafter called the GRANTEE(S), 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 all of Lot No.30 on the Plan of Final Plat, Devon Glen, Phase I, of record in Plat Book 7900, Page 457, as amended in Book 8893, Page 316, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Linda Neenan, unmarried by Warranty Deed from Jackie D. Myers Hardy, unmarried, dated 06/12/1998, recorded 06/19/1998, of record in Book 10983, Page 568, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 7900, Page 457, as amended in Book 8893, Page 316, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 7517, Page 283, First Subsequent Amendment to the Declaration of record in Book 7517, Page 367, Second Subsequent Amendment to the Declaration of record in Book 8180, Page 222, Third Subsequent Amendment to the Declaration of record in Book 8712, Page 620, Fourth Subsequent Amendment to the Declaration of record in Book 8796, Page 410, Fifth Subsequent Amendment to the Declaration of record in Book 8796, Page 416, Designation of M.M.E. Limited Partnership as Declarant Under Declaration of record in Book 8712, Page 618, Fourth Subsequent Amendment to the Declaration of record in Book 9150, Page 182, First Amendment to the By-Laws of record in Book 10692, Page 753, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 8120, Page 402, Second Subsequent Amendment to the Declaration of record in Book 8180, Page 230, Third Subsequent Amendment to the Declaration of record in Book 8181, Page 62, First Amendment to By-Laws of record in Book 8180, Page 232, in the Register's Office for Davidson County, Tennessee, .

Easement contained in Quitclaim Deed of record in Book 8568, Page 201, in the Register's Office for Davidson County, Tennessee.
Easement contained in Special Warranty Deed of record in Book 10297, Page 865, in the Register's Office for Davidson County, Tennessee.
Master Plat of record in Book 6900, Page 398, in the Register's Office for Davidson County, Tennessee.
Open Area Quitclaim Deed of record in Book 8625, Page 750, in the Register's Office for Davidson County, Tennessee.
Quit Claim Deed of record in Book 9618, Page 880, in the Register's Office for Davidson County, Tennessee.
Open Space Map of record in Book 9700, Page 743, in the Register's Office for Davidson County, Tennessee.
Eighth Amendment to the Declaration of Covenants Conditions, and Restrictions for Devon Hills of record in Book 10692, Page 750, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of record in Book 11120, Page 191, in the Register's Office for Davidson County, Tennessee.
By-Laws of Arlington Green Homeowners' Association, Inc., of record in Book 11232, Page 427, in the Register's Office for Davidson County, Tennessee.
Charter of Devon Hills Community Association, Inc., of record in Book 7520, Page 564, in the Register's Office for Davidson County, Tennessee.
Charter of Arlington Green Community Association, Inc., of record in Book 8170, Page 450, in the Register's Office for Davidson County, Tennessee.
Articles of Amendment to the Charter of Arlington Green Community Association, Inc., of record in Book 11272, Page 886, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2928 Glenway Drive, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 30th day of May, 2018.

Linda Neenan

Linda Neenan

State of Tennessee
County of Williamson

Personally appeared before me Linda Neenan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of May, 2018.

Notary Public
My Commission Expires: 8/15/21

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County