# WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 175010 **DEEDWARR**
12/17/2018 03:17:54 PM 2 pgs
Fees: $13.00 Taxes: $1,794.50

20181217-0122573

G-VRES-18-2130A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

**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) |
|---|---|---|
| **David R. Plyler and Jacoby L. Plyler** | **First Tennessee Bank National Association** | |
| (NAME) **2130A Rosemary Ln.** | (NAME) **12195 Metro parkway, Suite 2** | **106-13-0Q-001.00-CO** |
| (ADDRESS) **Nashville, TN 37210** | (ADDRESS) **Fort Myers, FL 33966** | |
| (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, **KENNETH M. PREMO, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID R. PLYLER AND JACOBY L. PLYLER, 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 Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Rosemary Lane Cottages, A Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180517-0047325 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Kenneth M. Premo, a married person by Warranty deed from Hesham Elquadi, married and Adel Ibrahem, married of record in Instrument No. 20180418-0036563 Register's Office for Davidson County, Tennessee, dated April 13, 2018 and recorded on April 18, 2018.

The above referenced property was investment property for the Grantor and has never been the principal marital residence.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 98, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1224, Page 286, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180517-0047325, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 201805170047324, 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: **2130A Rosemary Ln., Nashville, Tennessee 37210**.

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 14th DAY OF DECEMBER, 2018.

Kenneth M. Premo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH M. PREMO, 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 14th of December, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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