WARRANTY DEED

Karen Johnson Davidson County
Batch# 218068 DEEDWARR
04/15/2019 03:18:22 PM 2 pgs
Fees: $13.00 Taxes: $629.00

20190415-0034433

A-PM-19-2609

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
George Ashton Jennings **Parker McCracken**	**New Owner**	
(NAME) **2609 River Meade Way**	(NAME) **6112 Terry Drive**	**52-13-B-318.00CO**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) **Nashville, TN 37209**	
(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, **ANGELA EILEEN LAKE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GEORGE ASHTON JENNINGS AND PARKER MCCRACKEN, TENANTS IN COMMON** , 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 3 on the Plan of River Glen Phase 7, of record in Instrument No. 20040212-0016958 and a part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, to which River Glen, Phase 7, is submitted by Declaration of Submission of Record in Instrument No. 20040713-0083147, Register's Office for Davidson County; Tennessee.

Being the same property conveyed to Angela Eileen Lake, a single woman, by Warranty Deed from Keyon Deshawn Owens, recorded February 19, 2015 in Instrument No. 20150219-0014502, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Instrument No. 20040212-0016958, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 650, 651 and 671, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 7566, Page 571 and Declaration of Submission of Phase 7 of record in Instrument No. 20040713-0083147, Register's Office for Davidson County, Tennessee.
- By-Laws of River Glen of record in Instrument No. 20040713-0083147, in the Register's Office for Davidson County, Tennessee.
- Charter of River Glen Homeowner's Association of record in Instrument No. 20020425-0051348, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to River Glen Homeowner's Association of record in Instrument No. 20040713-0083148, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 7296, Page 484, Book 11030, Page 731 and Book 3961, Page 681, in the Register's Office for Davidson County, Tennessee.
- Water and Sanitary Sewer Easements of record in Book 7061, Page 196, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20010816-0088874, in the Register's Office for Davidson County, Tennessee.
- Articles of Incorporation of River Glen Homeowners Association of record in Book 8069, Page 158, in the Register's Office for Davidson County, Tennessee.
- Resolution of record in Instrument No. 20040915-0111301, 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: **2609 River Meade Way, 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 10TH DAY OF APRIL, 2019.

Angela Eileen Lake

STATE OF Alabama

COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGELA EILEEN LAKE, 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 10TH of April, 2019.

Sophia Robinson Edwards
Notary Public

My Commission Expires: Aug. 3, 2019

SOPHIA ROBINSON EDWARDS NOTARY PUBLIC STATE OF ALABAMA

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