WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120049067 DEEDWARR
Recvd: 07/03/12 12:35 2 pgs
Fees:13.00 Taxes:358.90

20120703-0058495

Rebecca A. Dohoda
State of Tennessee Notary Public
Rutherford County

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2012.

Notary Public

MY COMMISSION EXPIRES: 8/23/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Birchfield Title, LLC, 1535 W. Northfield Blvd, Ste 16, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas P. Pemberton II	Thomas P. Pemberton II	109050B40100CO
(NAME)	(NAME)	
465 South Douglas Avenue	465 South Douglas Avenue	
(ADDRESS)	(ADDRESS)	
Rockwood, TN 37854	Rockwood, TN 37854	
(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, **Kelly Toscano, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Thomas P. Pemberton II and wife, Laura J. Pemberton**, hereinafter called the GRANTEE(S), his heirs and/or 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 Unit 401, of Williams Bend Townhomes a horizontal property regime, established by the Declaration of record in Instrument 20021216015476l and amended in Instrument 200305290072377 and 200309300144058, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Declaration reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owner, and the By-Laws of the Association of Owners.

Being the same property conveyed to William E. Shonts, a single man by Deed from 70 South Associates LLC, a Tennessee limited liability company, dated 04/29/2004 and filed for record on 04/30/2004 in Instrument 200404300049058, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kelly Toscano by Deed from William E. Shorts, a married man, dated 06/30/2008 and filed for record on 07/09/2008 in Instrument 200807090070425, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Instrument 20021216015476l, as amended of record in Instrument 200305290072377 and 200309300144058; Storm Water Detention Agreement of record in Instrument 200209180113840; Quitclaim Deed to The Homeowner's Association of record in Instrument 200612290161141, said Register's Office.

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 3535 Bell Road, 401, Nashville, TN 37214
(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), his heirs and/or 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), his heirs and/or 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 29th day of June, 2012.

K Kelly Toscano
Kelly Toscano

State of Denver
County of Arapahoe

Personally appeared before me Kelly Toscano, 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 29th day of June, 2012.

Notary Public
My Commission Expires: 10-20-12

STEPHANIE KAUFMANN
NOTARY PUBLIC, STATE OF COLORADO
My Comm. Expires Oct. 20, 2012

RETURN TO:
Birchfield Title, LLC
1535 W. Northfield Blvd, Ste 16
Murfreesboro, TN 37129