WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120073434 DEEDWARR
Recvd: 09/28/12 10:52 2 pgs
Fees:13.00 Taxes:525.40
20120928-0088526

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR. 4, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF SEPTEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judith A. Smith	Primary Residential Mortgage, Inc.	Map 129-11-A
(NAME)	(NAME)	
802 Marquette Drive	9175 Carothers Parkway, Suite 105	Parcel 802 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAVID NICHOLAS TENPENNY AND WIFE, PENNY S. TENPENNY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUDITH A. SMITH, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 108L created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for The Cloister at St. Henry, Phase I-D, of record in Book 6933, page 927, as amended by instrument of record in Book 7404, page 766, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase ID, attached as Exhibit B to said Master Deed for proper identification.

Being the same property conveyed to David Nicholas Tenpenny and wife, Penny S. Tenpenny, by Sublease and Conveyance of Condominium Apartment dated December 15, 2011 from John M. Rothberg, Unmarried, of record in Instrument No. 20111227-0100959, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to David Nicholas Tenpenny and wife, Penny S. Tenpenny, by Warranty Deed from St. Henry's Property Development, Inc. (which conveys the land, thus converting this property to fee simple rather than leasehold) of record in Instrument No. 20120905-0080337, said Register's Office.

This conveyance is subject to (a) 2012 real property taxes; (b) Condo Plan of record in Plat Book 6250, Page 979, Register's Office of said County; (b) Master Deed establishing a Horizontal Property Regime of The Cloister at St. Henry, Phase ID, of record in Book 6933, page 927, as amended by instrument of record in Book 7404, page 766, Register's Office for Davidson County, Tennessee; (c) Bylaws for The Cloister at St. Henry, of record in Book 6042, page 650, as amended in Book 6519, page 187, Book 6675, page 173, Book 7590, page 273, and further amended in Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee; (d) Charter of record in Book 6070, page 203, Register's Office for Davidson County, Tennessee; (e) Certificate of Amendment to Bylaws of record in Book 7590, page 273, Register' s Office for Davidson County, Tennessee; (f) Condominium Site Plan for The Cloister at St. Henry, Phase 1 -D attached as Exhibit "A" to the Amendment to Master Deed for the Cloister at St. Henry, Phase 1-D (A Horizontal Property Regime) of record in Book 7404, Page 766, in the Register's Office for Davidson County, Tennessee; (g) Sanitary sewer and/or storm easement of record in Book 4191, page 157, Register's Office for Davidson County, Tennessee; (h) Storm Water Detention Agreement by and between St. Henry's Property Development, Inc., and The Metropolitan Government of Nashville and Davidson County, dated May 2, 1986, of record in Book 6862, page 384, Register's Office for Davidson County, Tennessee; (i) Subject to rights of others in and to the common areas and/or elements; (j) Ground Lease of record in Book 6922, page 282 and Book 5961, page 657, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 802 Marquette Drive, Nashville, Tennessee 37205

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 26 day of September, 2012.

David Nicholas Tenpenny

Penny S. Tenpenny

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Nicholas Tenpenny and Penny S. Tenpenny, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26 day of September, 2012.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

Notary Public