BILL GARRETT, Davidson County
Trans:T20130050632 DEEDWARR
Recvd: 06/17/13 10:42 2 pgs
Fees:13.00 Taxes:628.63

20130617-0061474

WARRANTY DEED

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 31189
(Davidson County File Box 9-B)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) KAREN FORD MARLIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christen J. Lennon	First Tennessee Bank	103080B407:00 3, 2015
(NAME)	(NAME)	
407 Sloan Road	300 Court St., 3rd Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Memphis, TN 38103	
(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, **Freddy A. Reeves and wife Anna Lois Reeves**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christen J. Lennon**, 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:

Land in Davidson County, Tennessee, being Unit No. 407, "Building c" on the Plan of Parklane Condominiums, Phase IV, a Horizontal Property Regime, created under Title 66, Section 27-101, et seg as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7646, Page 264, 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 plan of Parklane Condominiums as set forth in Exhibit "B" to the Master Deed, of record in Book 7647, Page 264, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Freddy A. Reeves, and wife Anna Lois Reeves by deed dated June 16, 1997 from Timothy S. Fitchpatrick, unmarried of record in Book 10495, Page 224, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all the provisions of the Tennessee, "Horizontal Property Act" as the same is set out in Section 66-27-101 et seg. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Parklane, Condominiums, of record in Book 7646, Page 264, said Register's Office; easements and setback lines as set forth on the above plat of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☒ property, known as **407 Sloan Road, Nashville, TN 37209**

(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 **14th day of June, 2013**.

Freddy A. Reeves

Anna Lois Reeves

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared with **Freddy A. Reeves and wife Anna Lois Reeves** whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 14th day of June, 2013.

Commission expires: May 8, 2017



J. Dyke Tatum

Notary Public