WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130081629 DEEDWARR
Recvd: 09/20/13 10:22 2 pgs
Fees:13.00 Taxes:1517.00

20130920-0099215

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ (D) DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brent Lee Kennington	~~NEW OWNER~~ SWBC Mortgage Corporation	118010H00400CO
(NAME)	(NAME)	
1017 Caruthers Avenue	9311 San Pedro Avenue, Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204-2410	San Antonio, TX 78216	
(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, Adrian K. Lamballe , married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Brent Lee Kennington , an unmarried man**, hereinafter called the GRANTEE(S), their 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 Unit D, Number 1017, as shown on the plan of The Cornerstone at Caruthers, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Instrument 200705210060485 as amended in Instrument 200804240042110, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, 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 Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Adrian K. Lamballe, a married man by Deed from Cornerstone Investments Inc., a Tennessee Corporation, dated 05/06/2008 and filed for record on 05/09/2008 in Instrument 200805090048047, Register's Office for Davidson County, Tennessee.

Said property is not the marital residence of said Grantor.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 57, Page 93, said Register's Office.
Master Deed and By-Laws filed for record in Instrument 200705210060485, said Register's Office. Said Master Deed was amended of record in Instrument 200804240042110, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

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 1017 Caruthers Avenue, Nashville, TN 37204-2410

(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), their 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), their 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 18th day of September, 2013.

Adrian K. Lamballe by Mary Love Patton Attorney in Fact

Adrian K. Lamballe

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Love Patton, with whom I am personally acquainted and who proved herself to be the attorney in fact of Adrian K. Lamballe and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of September, 2013.

Notary Public
My Commission Expires: 10/30/16

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027