Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150020391 DEEDWARR
Recvd: 03/20/15 09:43 2 pgs
Fees:13.00 Taxes:1579.90
20150320-0024048

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $427,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: 09-14-2016
(AFFIX SEAL)

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2400 Crestmoor Rd., Suite 104
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Toni E. Test	F&M Bank	160-11A-58
(NAME)	(NAME)	
22 Bridlington Court	2021 Richard Jones Rd., Suite 200	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20150402

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Darla Pendergrass and Leslie Pendergrass, wife and husband**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Toni E. Test, a single woman**, hereinafter called the GRANTEE, her 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 Lot No. 56 on the Plan of Phases II, III and IV Hemmingwood, of record in Book 6900, pages 6, 7 and 8, Register's Office for said County.

Said Lot No. 56 fronts 98.08 feet on the broken southerly margin of Bridlington Court and extends back 188.97 feet on the easterly line and 157.67 feet on the westerly line to a dead line in the rear, measuring 108.00 feet thereon.

Being the same property conveyed to Darla Pendergrass and Leslie Pendergrass, wife and husband by deed from Peter D. Gibbons and Maria M. Gibbons, husband and wife, dated May 17, 2013, of record in Instrument No. 20130524-0052719, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) 2015 Davidson County taxes, which have been assumed by the Grantee; (b) easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 6900, pages 6-8, Register's Office for said County; and (c) Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6730, page 329, as amended in Book 6892, page 540, Book 6925, page 268, Book 6948, page 268, Book 7269, page 387, and in Instrument No. 20130619-0062819, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 22 Bridlington Court, Brentwood, TN 37027.

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, her heirs and assigns forever; and we covenant with the said GRANTEE 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 further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 19th day of March, 2015.

Darla Pendergrass

Darla Pendergrass

Leslie Pendergrass

Leslie Pendergrass

By: Darla Pendergrass Attorney in Fact

Darla Pendergrass, Attorney in Fact

STATE OF Tennessee)
County OF Williamson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Darla Pendergrass, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th of March, 2015.

Christine L. Lund

Notary Public

CHRISTINE L. LUND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires [redacted]

My Commission Expires:

9.18.17

STATE OF Tennessee)
County OF Williamson)

Before me personally appeared Darla Pendergrass, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Leslie Pendergrass, and who acknowledged that she executed the same as the free act and deed of Leslie Pendergrass.

Witness my hand, at office, this 19th of March, 2015.

Christine L. Lund

Notary Public

CHRISTINE L. LUND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires [redacted]

My Commission Expires:

9.18.17