WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150029499 DEEDWARR
Recvd: 04/20/15 11:07 2 pgs
Fees: 13.00 Taxes: 1283.90
20150420-0034862

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,000.00

Donna A. Lile
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17TH DAY OF APRIL, 2015.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) My Commission Expires NOV. 3, 2015

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

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna Lile	Donna Lile	
(NAME) 4400 Belmont Park Terrace Unit 154	(NAME) 4400 Belmont Park Terrace Unit 154	MAP 131-3-B PARCEL 133 CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(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, **PETER E. PENT AND WIFE, DARA M. PENT, AND HELEN R. PHIPPS, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONNA LILE, UNMARRIED,** 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 Building Site No. 133 on the Plan of Arden Place, Section Two, of record in plat Book 4675, page 119, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Peter E. Pent and Dara M. Pent, husband and wife and Helen R. Phipps, unmarried by deed from Eleanor G. Rogers, unmarried, of record in Instrument No. 20070319-0033004, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Book 4675, page 119, said Register's Office; and (c) restrictive covenants of record in Book 4754, page 455, Book 4819, page 564, Instrument No. 20070816-0098235 and Instrument No. 20140801-0069316, said Register's Office.

This is improved X unimproved property, known as 4400 Belmont Park Terrace Unit 133, Nashville, TN 37215
(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 my hand this 17th day of April, 2015.

PETER E. PENT

DARA M. PENT

HELEN R. PHIPPS

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 Peter E. Pent and Dara M. Pent, and Helen R. Phipps, 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 17th day of April, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015