Davidson County DEEDWARR
Recvd: 08/13/15 15:46 3 pgs
Fees:18.00 Taxes:592.00
20150813-0081365

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15074808**  	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $160,000.00. Affiant Subscribed and sworn to before me, this 10th day of August, 2015. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kayla Pennington 340 SUMMIT RIDGE CIR Nashville TN 37215-3817	Movement Mortgage 841 Seahawk Circle Virginia Beach, VA 23452	Tax Parcel ID No. 131-05-0B-340.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pamela A. Dudley, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kayla Pennington and Lee A. Morris,** ~~both~~ unmarried ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being No. 340 on the plan of Four Seasons Condominiums, of record in Book 5050, Page 30 and as further set forth in Exhibit "D" to the Master Deed and by-laws of record in Book 6841, Page 349, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Pamela A. Dudley by Warranty Deed from Susan K. Tuck, a single person, recorded on the 3rd day of July, 2001 in Instrument No. 20010703-0070719, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CLARK GROWER PROPERTY, as recorded in Plat Book 5050, Page(s) 30.

Charter of Four Seasons Homeowners Association recorded in Book 6855, Page 917 and Book 8176, Page 697.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing FOUR SEASONS CONDOMINIUMS of record inBook 6841, Page 349 , as amended by instrument(s) of record in Book 6847, Page 122; also subject to easements, rights and interests 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.

Easement for Right-of-way, recorded in Book 6869, Page 162, re-recorded in Book 6870, Page 966.

Easement for Utility Lines, recorded in Instrument No. 20010912-0099679.

Easement for Ingress and Egress, recorded in Book 7776, Page 899 and Book 6869, Page 157.

This is improved property located at 340 SUMMIT RIDGE CIR Nashville TN 37215-3817

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of August, 2015.

Pamela A. Dudley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Pamela A. Dudley, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of August, 2015.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

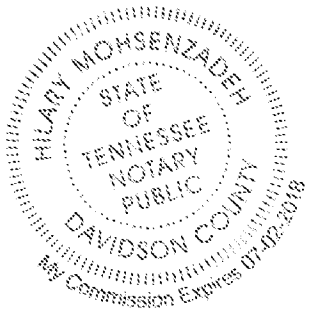
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Hilary Mohsenzadeh
Notary

My Commission Expire: 7-2-18

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).