WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150079911 DEEDWARR
Recvd: 09/21/15 09:02 3 pgs
Fees:18.00 Taxes:473.60
20150921-0095364

B-ERE-15-2088

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00.

William E. Stevens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 01/8/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brandon Simpson	**SWBC Mortgage Corp**	
(NAME)	(NAME)	**135-12-0B-036.00**
2088 Nashboro Blvd	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **THE ESTATE OF KERRY L. PENTECOST,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRANDON SIMPSON, AN UNMARRIED MAN,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 36 on the Plan of Horizontal Property Regime Private Element Plat Nashboro Village-Tract 7 of record in Plat Book 11700, Page 49 and 50, which amends the plat of record in Book 4660, Page 156, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kerry L. Pentecost, Single by Warranty deed from NVR, Inc., a Virginia Corporation, successor by merger to Fox Ridge Homes, Inc of record in Instrument No. 20010514-0049715 Register's Office for Davidson County, Tennessee, dated May 10, 2001 and recorded on May 14, 2001. The said Kerry L. Pentecost (being also known as Kerry Lane Pentecost) having since died April 22, 2015, leaving the Grantors herein as her sole devisees as evidenced in Case No. 15P772, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. The said Richard Pentecost joins in the execution of this deed in his capacity as Executor of the Estate of Kerry Lane Pentecost to convey any and all interest said Estate may have in said property. Said property is not and has never been the primary marital residence for the within named Grantors.

This conveyance is subject to:

- Taxes for the year 2015 a lien, due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 11700, Page (s) 49 and 50, which amends the Plat of record in Plat Book 4660, Page 156, Book 6200, Page 341, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11703, Page 520; Book 4827, Page 14; Book 5469, Page 840; Book 7751, Page 907, Instrument No. 20000316-0027171 and Instrument No. 20010322-0027768 and Instrument No. 200006270063887, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws of record in Book 11703, Page 560, Register's Office for Davidson County, Tennessee.
- Charter for Homeowner's Association of record in Book 11703, Page 518, Register's Office for Davidson County, Tennessee.

- QuitClaim Deed for common areas to Homeowner's Association of record in Instrument No. 20001010-0100360, Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 8870, Page 887, Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4868, Page 74 and Book 4815, Page 425, Register's Office for Davidson County, Tennessee.
- Easement for Cart Path of record in Book 10110, Page 860, Register's Office for Davidson County, Tennessee.
- Judgment of Declaration of taking for J. Percy Priest Dam, of record in Book 4254, Page 410, Register's Office for Davidson County, Tennessee.
- Public Right-of-Way Dedication of record in Book 4460, Pages 149-151, Register's Office for Davidson County, Tennessee.
- Memorandum of Lease of record in Book 10690, Page 327, Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Instrument No. 20001012-0101575, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20010314-0024179, Register's Office for Davidson County, Tennessee.
- Portion of Open Spaces of record in Book 4860, Page 74, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 8870, Page 932, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 10110, Page 854, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2088 Nashboro Blvd, Nashville, Tennessee 37217**.

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 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 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/our hand(s) this the 26th DAY OF AUGUST, 2015.

The Estate of Kerry L. Pentecost

Richard Pentecost executor
By: Richard Pentecost, Executor

Richard Pentecost
Richard Pentecost

Teresa McCadams by Richard Pentecost
Teresa McCadams by Richard Pentecost,
Attorney in Fact attorney in fact

Linda Jolley by Richard Pentecost
Linda Jolley by Richard Pentecost,
Attorney in Fact Attorney in Fact

Helen Pentecost by Richard Pentecost
Helen Pentecost by Richard Pentecost,
Attorney in Fact Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD PENTECOST, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of August, 2015.



Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Pentecost, Executor of the The Estate of Kerry L. Pentecost, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 26th day of August, 2015.



Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD PENTECOST, 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 HELEN PENTECOST, TERESA MCCADAMS AND LINDA JOLLEY, and who acknowledged he/she/they executed the same as the free act and deed of the said HELEN PENTECOST, TERESA MCCADAMS AND LINDA JOLLEY

Witness my hand and official seal, this the 26th of August, 2015.



Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212