(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160043946 DEEDWARR
Recvd: 05/25/16 10:50 2 pgs
Fees: 13.00 Taxes: 684.50
20160525-0052501

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $185,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF MAY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C. DBA VANDERPOOL & PEARMAN, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8119 LAPHEN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Mary Lynne Laphen	same	161090A06300CO
4844 Bevendean Drive B9		
Nashville, TN 37211		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JENNIFER KEITH NKA JENNIFER COLLINS AND SEAN COLLINS, WIFE AND HUSBAND*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

MARY LYNNE LAPHEN , A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4844 Bevendean Drive B9, Nashville, TN 37211

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 on the 23rd day of May, 2016.

Jennifer Keith nka Jennifer Collins

Sean Collins

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, JENNIFER KEITH NKA JENNIFER COLLINS AND SEAN COLLINS, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of May, 2016.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

16-8119 LAPHEN

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. B-9 as set forth in the Master Deed Establishing Brighton Village, Phase 4, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080117-0005582 as amended by First Amendment to Master Deed of record as Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee; said unit also being shown as part of Exhibit "E" to said First Amendment to the Master Deed.

Being the same property conveyed to Jennifer Keith, a single woman by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on the 17th day of March, 2009 in Instrument No. 20090317-0024028, in the Register's Office of Davidson County, Tennessee.

*Jennifer Keith having since married Sean Collins and is now known as Jennifer Collins.

Sean Collins joins in this conveyance to convey any and all marital interest he may have in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

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

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRIGHTON VILLAGE, PHASE 4, as recorded in Exhibit "A" of Instrument No. 20080808-0081965, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Charter of Brighton Village, LLC recorded at Instrument No. 20060822-0103507.

5. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BRIGHTON VILLAGE Condominium of record in Instrument No. 20080117-0005582, as amended by instrument(s) of record in Instrument Nos. 20080808-0081965 and 20110520-0038914 ; 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.

6. Easement for Sanitary Sewer/Storm Drainage, recorded in Instrument No. 20071121-0136402 and Book 7520, Page 908.

7. Easement for Driveway, recorded in Book 7233, Page 438 and Book 7413, Page 47.

8. Easement for Sewers/Storm Drainage/Water Mains/Pumps and Appurtenances, recorded in Instrument No. 20061027-0133575.

9. Stormwater Detention Agreement recorded at Instrument Nos. 20071121-0136366 and 20061027-0133549.