Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

BILL GARRETT, Davidson County
Trans:T20160055447 DEEDWARR
Recvd: 06/29/16 11:46 2 pgs
Fees:13.00 Taxes:869.50
20160629-0066364

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Affiant

Subscribed and sworn to before me, this 28th day of June, 2016.

Notary Public

My commission expires:

RUSSELL L. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25, 2017

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Harry Xanthopoulos **Phyllis Xanthopoulos**	**New Owner**	**052-14-0-A-11.00**
2521 Pennington Bend, Apartment 121		
Nashville, TN 37214		

FOR AND IN 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 ACKNOWLEDGE, WE,

Katherine Elizabeth Freeman, married

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

Harry Xanthopoulos and Phyllis Xanthopoulos, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit No. 11, together with appurtenant interest in common elements of the Pennington Villas Townhomes, a horizontal property regime established by Master Deed of record in Instrument No. 200408110097169, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "A2" to the aforementioned Master Deed.

Being the same property conveyed to Katherine Elizabeth Freeman, by Warranty Deed from Ricky Gordon, an unmarried man, dated May 2, 2012, of record in Instrument No. 20120504-0038422, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Pedestrian Access Easement of record in Instrument No. 20121130-0109843, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary Plat of record in Instrument No. 20040812-0097543, Register's Office for DAVIDSON County, Tennessee.
Charter HOA of record in Instrument No. 20040811-0097168, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20030929-0143278, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Instrument No. 20040811-0097169, and amended in Instrument No. 20070928-0115984, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Instrument No. 20040811-0097169, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2521 Pennington Bend, Apartment 121, Nashville, TN 37214.

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 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/our hand(s) this 28th day of June, 2016.

Katherine Elizabeth Freeman

*Dan Helton, spouse of Katherine Elizabeth Freeman, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Dan Helton

STATE OF Mississippi
COUNTY OF Harrison

Personally appeared before me, a Notary Public of said County and State, Katherine Elizabeth Freeman and husband, Dan Helton, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2016.

Notary Public

My Commission Expires: April 13, 2020

File #: **160333JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 115997 AMBER CHEA SMITH Commission Expires April 13, 2020 HARRISON COUNTY