(1)

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,500.00

Coleen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of January, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin P. Lee	Regions Bank d/b/a Regions Mortgage	118-05-0-A-052.00CO
(NAME)	(NAME)	
940 Gale Lane #150	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Birmingham, AL 35244	
(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, I, **Jordan Lee, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin P. Lee, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS 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 C, BUILDING 8, AS SHOWN ON THE REVISED PLAN OF ST. MARTIN SQUARE, NOW KNOWN AS 12 SOUTH TOWERS, A PLANNED UNIT DEVELOPMENT OF RECORD IN BOOK 4460, PAGE 186 AND AS AMENDED IN INSTRUMENT NO. 20031107-0163683, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A COMPLETE DESCRIPTION AND LOCATION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO JORDAN LEE BY SPECIAL/LIMITED WARRANTY DEED FROM FEDERAL HOME LOAN MORTGAGE CORPORATION, DATED OCTOBER 6, 2011, OF RECORD IN INSTRUMENT NO. 20111114-0088513, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 940 Gale Lane, Apartment 150, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

The subject property has never been the marital residence of Grantor.

BILL GARRETT, Davidson County
Trans:T20170007011 DEEDWARR
Recvd: 01/25/17 09:08 2 pgs
Fees:13.00 Taxes:797.35

20170125-0007926

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Book 4460, page 186, amended in Instrument No. 20031107-0163683; Restrictions of record in Book 4611, page 682; Book 4710, page 244 and Instrument No. 20031107-0163683; By-Laws of record in Book 4611, page 692 and Instrument No. 19991230-0308948; Articles of Incorporation/ Charter of record in Book 4711, page 48; Book 4611, page 674; Instrument No. 20031107-0163682, Instrument No. 20031022-0156304 and Instrument No. 20060217-0019487; Conveyance to Homeowners Association of record in Book 4710, page 602; Agreement and Absolute Assignment of Income of record in Instrument No. 20161122-0123349; all of record in the Register's Office for Davidson County, Tennessee.

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 20th day of January, 2017.

Jordan Lee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jordan Lee, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 20th day of January, 2017.

Notary Public
My Commission Expires: _____

File No.: 24592

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019