THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170210786

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $474,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of February, 2017.

Notary Public
My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20170016566 DEEDWARR
Recvd: 02/24/17 15:32 2 pgs
Fees:13.00 Taxes:1753.80
20170224-0018919

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ricky B. Longie and Dany A. Longie 600 Summit Oaks Court Nashville TN 37221	New Owner	Tax Parcel ID No. 128-12-0B-013.00 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, **Ryan Pemberton and Helen Scoville Pemberton, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ricky B. Longie and Dany A. Longie, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 13, as shown on the map entitled Woodbury Phase 2 Cluster Lot Planned Unit Development, of record in Instrument No. 20140429-0035945, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RYAN PEMBERTON and HELEN SCOVILLE, HUSBAND AND WIFE, by deed from CALVIN W. BIVINGS BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20151007-0102258, dated September 29, 2015, said Register's Office. Helen Scoville having since married and is now known as Helen Scoville Pemberton.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 128-12-0B-013.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20140429-0035945, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No.

20130924-0100444, Instrument No. 20140602-0047279 and Instrument No. 20140620-0054093, said Register's Office.
Storm Water Detention Agreement of record in Instrument No. 20050118-0005578, said Register's Office.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20130830-0091922, said Register's Office.

Terms and conditions of easements contained in Agreement of record in Book 5074, page 856 and Easement Agreement of record in Book 5074, page 945, said Register's Office.

Easements as contained in deeds of record in Book 8083, page 534, Book 8083, page 541 and Book 8083, page 547, said Register's Office.

This is improved property located at 600 Summit Oaks Court Nashville TN 37221

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 20th day of February, 2017.

Ryan Pemberton by Helen Scoville Pemberton, his Attorney-in-Fact

Helen Scoville Pemberton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Helen Scoville Pemberton, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Ryan Pemberton, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of February, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018