WARRANTY DEED

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans: T20170033709 DEEDWARR
Recvd: 04/21/17 10:34 2 pgs
Fees: 13.00 Taxes: 1098.53

20170421-0039251

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,900.00

Meredith Power
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(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
Meredith Power	Renasant Bank	Portion of Map/Parcel Nos. 142-00-0-372.00
(NAME) 7374 Old Harding Pike	(NAME) 2001 Park Place N ste 650	142-00-0-038.00
(ADDRESS) Nashville, TN 37221	(ADDRESS) Birmingham, AL 35203	142-00-0-042.00
(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, **Delipe M. Bans III, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Meredith Power, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real estate in Davidson County, Tennessee, more particularly described as follows:

Being Unit 29 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Bellevue Station, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20160108-0001959, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Delipe M. Bans III, an unmarried man, by Warranty Deed from Parkside Builders, LLC, a Tennessee limited liability company, dated February 1, 2017, of record in Instrument No. 20170206-0012201, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7374 Old Harding Pike, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Instrument No. 20160104-0000543 and Exhibit A of Instrument No. 20160108-0001959; Restrictions of record in Instrument No. 20160108-0001959; Articles of Incorporation/ Charter of record in Instrument No. 20160308-0022218; Easement for roadway right of way of record in Book 2086, page 272; Sewer line easement of record in Book 4613, page 509; Sign lease as reflected in Uniform Commercial Code Financing Statement of record in Book 7032, page 292; Declaration of restrictions and covenants for stormwater facilities ands systems of record in Instrument No. 20151001-0099985; 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 April, 2017.

Delipe M. Bans III

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Delipe M. Bans III, 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 April, 2017.

Notary Public
My Commission Expires: 01/19/24

MEREDITH L. YOKLEY
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

File No.: 25057