THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

BILL GARRETT, Davidson County
Trans:T20170037818 DEEDWARR
Recvd: 05/04/17 09:44 2 pgs
Fees:13.00 Taxes:477.30
20170504-0044129

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Arthur Miller Reuther III 21 Vaughns Gap Rd #106 Nashville, TN 37205	Truxton Trust Company 4525 Harding Road, Suite 300 Nashville, Tennessee 37205	129-15-0A-106.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **BRADLEY PENDLETON AND WIFE, ZITA PENDLETON**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **ARTHUR MILLER REUTHER III**, hereinafter called the Grantee, his heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

A condominium located in Davidson County, Tennessee, being Unit No. 106 of Belle Meade Highlands Condominiums, created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7091, Page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-I, of said Master Deed.

Reference is hereby made to the Plat Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Bradley Pendleton, a married man, by Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, whose address is P.O. Box 650043, Dallas, TX 75265-0043, organized and existing under the laws of the United States of America of record on December 19, 2014, at Instrument No. 20141219-0116545, Davidson County Register of Deeds.

Zita Pendleton joins here only to convey any interest she may have by way of marriage to Bradley Pendleton.

This is improved property known as **21 Vaughns Gap Rd #106, Nashville, Tennessee 37205**.

This conveyance is further subject to (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, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this **1st** day of **May**, **2017**:

Bradley Pendleton

Zita Pendleton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BRADLEY PENDLETON AND ZITA PENDLETON**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of May, 2017:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $129,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st DAY OF MAY, 2017:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON