THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170411427** BILL GARRETT, Davidson County Trans:T20170042404 DEEDWARR Recvd: 05/18/17 11:57 2 pgs Fees:13.00 Taxes:1184.00 20170518-0049444	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $320,000.00. Affiant Subscribed and sworn to before me, this 16th day of May, 2017. Notary Public My Commission Expires: KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Lolita G. Newland and John H. Sullivan 2027 Lombardy Avenue Nashville, TN 37215-1305	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117070J00700CO

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, **Harold Glenn Pedigo, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John H. Sullivan and Lolita G. Newland, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 2027 on the Plan of Kingsbridge Condominiums, of record in Book 7105, Page 777, Register's Office for Davidson County, Tennessee, which exhibit to the Master Deed and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed by Quitclaim Deed and Affidavit of Heirship from Robert Warren Pedigo, deceased to Harold Glenn Pedigo as recorded on the 24th day of March, 2017 in Instrument No. 20170324-0028933; Probate Docket #7P174 and Warranty Deed from Brooksy E. Stidham and Jacqueline A. Folk, both unmarried to Robert W. Pedigo, unmarried as recorded on the 10th day of March, 1994 in Deed Book 9275, Page 215, in the Register's Office of Davidson County, Tennessee.

Subject property is not marital residence of Grantor.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1109, Page 353, amended in Book 1133, Page 85.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing KINGSBRIDGE Condominium of record in Book 7105, Page 777 , as amended by instrument(s) of record in Book 7457, Page 15 and Book 9539, Page 564.

By Laws recorded in Book 9539, Page 564 and Instrument No. 20051116-0138698.

Charter of Kingsbridge Condominium Association recorded in Book 7182, Page 216 and Book 7182, Page 221, amended in Book 7817, Page 947 and Book 7912, Page 543.

Storm Water Detention Agreement recorded in Book 6763, Page 357.

This is improved property located at 2027 Lombardy Avenue Nashville TN 37215-1305.

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 16th day of May, 2017.

Harold Glenn Pedigo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Harold Glenn Pedigo, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of May, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018