

STATE OF TENNESSEE 20740
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July, 2017.

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/6/2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows:	Send Tax Bills To:
Lee V. Thompson	New Owners
(Name)	(Name)
205 Aberlady Bay	
(Street Address or Route Number)	(Street Address)
Emerald Isle, NC 28594	
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 052140A01900 CO

FOR AND IN 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/WE, Michele A. Karban and husband Robert L. Karban HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lee V. Thompson and wife, Rebecca P. Thompson HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Unit No. 19 of Pennington Villas Townhomes, a Horizontal Property Regime established by Master Deed of record in Instrument No. 20040811-0097169, Register's Office for Davidson County, Tennessee, together with common elements.

BEING the same property conveyed to Michele A. Karban and Robert L. Karban, wife and husband, by Quitclaim Deed from Michele A. Karban, a married woman who acquired title as Michele A. Ferris, an unmarried person, dated November 12, 2009, filed in Instrument No. 20091204-0111041, said Register's Office.

THIS conveyance is subject to: 2017 Taxes, prorated and assumed; Master Deed and By-Laws as set forth in Instrument No. 20040811-0097169 as amended in Instrument No. 20070928-0115984; Easement for Pedestrian Access filed in Instrument No. 20121130-0109843 and all matters that appear on PUD Boundary Plat filed in Instrument No. 20040812-0097543, said Register's Office.

This is improved property known as 2521 Pennington Bend, #118, Nashville, TN 37214.

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, their heirs and assigns, forever; and we do covenant with the 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 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 GRANTEE, 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 his/her/their hand(s) this 11th day of July, 2017.

Seller

Michele A. Karban

Robert L. Karban

BILL GARRETT, Davidson County
Trans:T20170060410 DEEDWARR
Recvd: 07/14/17 13:38 2 pgs
Fees:13.00 Taxes:732.60

20170714-0071115

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Michele A. Karban and husband Robert L. Karban, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of July, 2017.

My commission expires 3/6/2018.

Notary Public: Ollie Mai Parsley

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-6-2018