BILL GARRETT, Davidson County
Trans:T20170074789 DEEDWARR
Recvd: 08/28/17 12:33 2 pgs
Fees:13.00 Taxes:1036.00
20170828-0088064

WARRANTY DEED	State of Tennessee County of ~~Davidson~~ Williamson The actual consideration or value, whichever is greater, for this transfer is $280,000.00. Affiant Subscribed and sworn to before me, this the 25th day of August, 2017. Notary Public My commission expires: 03-08-21 (AFFIX SEAL)

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John Paul Lourence	NEW OWNER	171-02-OA-032.00
5921 Stone Brook Drive		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Pam J. Wright a/k/a Pam H. Wright f/k/a Pam J. Hurt, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Paul Lourence, an unmarried man

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:

A certain condominium located in Davidson County Tennessee, being Unit No. 32, Building No. 5 on the Plan of Phase 2, Brentwood Villa, a Condominium Development, of record in Plat Book 6900, Page 4, as amended in Plat Book 6900, Page 185, established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Phase 2, Brentwood Villa of record in Book 6923, Page 943, as amended in Book 7035, Page 115, Book 7101, Page 730, as re-recorded in Book 7143, Page 18, and further amended in Book 7266, Page 84, Book 7423, Page 574, and see Appointment of Substitute Trustee of Master Deed of record in Instrument No. 20071022-0124551, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners and all sewer water, electrical, telephone, and utility easements ow or hereafter established over, through or upon the land embracing the regime and buildings thereof; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Pam J. Hurt by Deed dated June 7, 2001, from Pamela L. Jeter of record in Instrument No. 20010619-0064992, Register's Office for Davidson County, Tennessee. Pam J. Hurt having since married and is n/k/a Pam J. Wright a/k/a Pam H. Hurt.

Tommy L. Wright, spouse of the above named Pam J. Wright, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

Pam J. Wright is one and the same person as Pam H. Wright, Pamela Hurt Wright, and Pam J. Hurt

THE conveyance of the above described parcel of land is subject to the following:

1. The Plan of record in Plat Book 6900, Page 185, as amending Plat Book 6900, Page 4, said Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2. Master Deed of Brentwood Villa Condominiums of record in Book 6923, Page 943, and as amended in Book 7035, Page 115, Book 7101, Page 730, as re-recorded in Book 7143, Page 18, and further amended in Book 7266, Page 84, Book 7423, Page 574 and See Appointment of Substitute Trustee of Master Deed of record in Instrument No. 20071022-0124551, said Register's Office.

3. **By-Laws of Brentwood Villa Homeowners Association, Inc., of record in Book 6923, Page 986, and as amended in Book 7423, Page 567, and in Book 8074, Page 564, said Register's Office.**

4. **Grant of Easement between Comcast of Nashville and Brentwood Villa Condominium Association of record in Instrument No. 20120124-0006661, said Register's Office.**

5. **Charter of Brentwood Villa Condominium Association, Inc., of record in Book 6936, Page 895, and as amended in Book 7998, Page 249, and in Book 8267, Page 270, said Register's Office.**

6. **Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 5155, Page 164, said Register's Office.**

7. **Storm Water Detention Agreement of record in Book 6385, Page 814, said Register's Office.**

8. **Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.**

This is improved (X) property, known as **5921 Stone Brook Drive, Brentwood, TN 37027**

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 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/our hand(s) this **25th** day of **August, 2017.**

Pam J. Wright

Tommy L. Wright

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Pam J. Wright and Tommy L. Wright,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **August, 2017.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 1/17/21