Davidson County DEEDWARR
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THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33882-08-2017**	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 31st day of August, 2017. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: Rosemary Lombardy, Trustee 3443 Golf Club Lane Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 117 07 F 019 00CO

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, **Thomas E. Davis and wife, Gabriela Davis and Thomas E. Davis, II, and wife, Jillian M. Davis, who joins in the execution of this instrument for the purpose of conveying any interest she has in the property by virtue of her marriage to Thomas E. Davis, II** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rosemary Lombardy, Trustee of The Rosemary Lombardy Revocable Trust Agreement Dated May 21, 2015** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3443 Golf Club Lane, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 31st day of August, 2017.

Thomas E. Davis by Gerald G. Patterson, Atty-In-Fact

Thomas E. Davis, by Gerald G. Patterson, his Attorney-in-fact

Gabriela Davis by Gerald G. Patterson, Atty-In-Fact

Gabriela Davis, by Gerald G. Patterson, her Attorney-in-fact

Thomas E. Davis II by Gerald G. Patterson, Atty-In-Fact

Thomas E. Davis II, by Gerald G. Patterson, his Attorney-in-fact

Jillian M. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Thomas E. Davis, Gabriela Davis and Thomas E. Davis, II, and he is authorized by Thomas E. Davis, Gabriela Davis and Thomas E. Davis, II to execute this instrument on their behalf.

Witness my hand, at office, this 31st day of August, 2017.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 2019

Notary Public

My Commission Expires: 02/09/2021

CHRISTOPHER PATRICK LINK
Notary Public
Kentucky – State at Large
My Commission Expires Feb 9, 2021

STATE OF KY
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jillian M. Davis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of August, 2017.

Notary Public

My Commission Expires: 02/09/2021

CHRISTOPHER PATRICK LINK
Notary Public
Kentucky – State at Large
My Commission Expires Feb 9, 2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 19, together with the appurtenant interest in the common elements of Brighton Court Condominium, a horizontal property regime established by Master Deed, of record in Book 6629, page 532, supplementary in Book 6912, page 158, amended in Book 6912, page 163 and Book 10364, page 141, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Thomas E. Davis and wife, Gabriela Davis and Thomas E. Davis, II, as joint tenants with the right of survivorship by deed dated July 2, 2010 from David V. Kerns, Jr. and wife, Sherra E. Kerns of record in Instrument No. 20100707-0053301, Register's Office for Davidson County, Tennessee. Corrected by Affidavit of record in Instrument No. 20100714-0055353, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 117 07 F 019 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Brighton Court Condominium, of record in Book 6629, page 532, supplementary in Book 6912, page 158, amended in Book 6912, page 163 and Book 10364, page 141, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4076, page 522, Register's Office for Davidson County, Tennessee.
5. Storm water detention agreement of record in Book 6436, page 578, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

