Bill Garrett Davidson County
Batch# 599 DEEDWARR
09/13/2017 02:12:49 PM 2 pgs
Fees: $13.00 Taxes: $610.50

20170913-0093668

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this 5 day of Sept, 2017.

Tabatha Edwards
Notary Public

My commission expires: 11-5-19

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael T. Pembroke **Jennifer Pembroke**	New Owner	**172120D33200CO**
7221 Althorp Way Unit M-10		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

Jaclyn Simpson and ~~Joerdon~~ Joerdan H. Simpson, wife and husband and Stephen Brown and Christine Brown, husband and wife

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

Michael T. Pembroke and Jennifer Pembroke, husband and wife

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:

Land in Davidson County, Tennessee, being Unit No. M-10 as shown on Exhibit B2 & B3 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Resdiential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Home Centers, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record in Instrument No. 200503240032209, as amended in Instrument No. 200508150096405, Register's Office of Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record in Instrument No. 200503220031182, said Register's Office.

Being the same property conveyed to Jaclyn Simpson and ~~Joerdon~~ Joerdan H. Simpson, married, and Stephen Brown and Christine N. Marshall, married, by deed from Kyle W. Arnett nka Kyle W. Hittner dated 3/12/15 of record in Instrument No. 201504170034458, as corrected in Instrument No. 201504170034460, Register's Office of Davidson County, Tennessee. Oath is made that Christine N. Marshall is now known as and is one and the same person as Christine Brown.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions and other matters of record, including items set out on any applicable plat of recor

Restrictions, dedications, conditions, reservations, easements and all other matters appearing in Instument No. 200503220031182, Instrument No. 200611030136911, 200503240032209, Instrument No. 200508150096405, and Instrument No. 2oo611130126911, said Register's Office.

Covenants, conditions and restrictions in Instrument No. 200203150032826, Instrument No. 200312120178492, Instrument No. 200503240032209, Instrument No. 200508150096405, said Register's Office.

HOA Charter in Instrument No. 200310160153550, said Register's Office.

All matters contained in Master Deed of record in Instrument No. 200203150032825, said Register's Office.

Easements in Instrument No. 200111290130322, Instrument No. 200403`100027422, Instrument No. 200309230140666, Instrument No. 201306260065783, Instrument No. 201309160097049, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 7221 Althorp Way Unit M-10, Nashville, TN 37211.

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, their heirs and assigns forever; and we do covenant with 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 in 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 5th day of September, 2017.

Jaclyn Simpson

~~Joerdon~~ H. Simpson

Joerdan

Stephen Brown

Christine Brown

Christine Brown

STATE OF TN

COUNTY OF Rutherford

Joerdan

Personally appeared before me, a Notary Public of said County and State, Jaclyn Simpson and ~~Joerdon~~ H. Simpson, and Stephen Brown and Christine Brown, the within named Grantor(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, at office, this 5th day of September, 2017.

NOTARY PUBLIC

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires: 3-10-19

Return to:

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street