WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #2852115

Return to:
Ruby Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: _____

KARA L. WALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value for this transfer, whichever is greater, is $ 409,500.00.

Affiant

Subscribed and sworn to me, this the 26th day of October, 2017.

Notary Public

My commission expires:

Property Address:	Property owner:	Mail tax bills to:	Parcel ID:
924 Warren Street NASHVILLE, TN 37208	Daniel Pemberton 924 Warren St Nashville, TN 37208	Property Owner	081-16-0G-001.00-CO

THIS INDENTURE is made effective the 26th day of October, 20 17, by **Erin R. Duclos and David E. Salinger, Wife and Husband**, First Parties, for the purpose of conveying the premises described herein to Daniel Pemberton, an unmarried man, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

A certain townhome located in Davidson County, Tennessee, being Unit No. 924 of 924 and 926 Warren Street Townhomes, a Townhome Development established pursuant to the provision 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 Declaration of Covenants, Conditions and Restrictions establishing 924 and 926 Warren Street Townhomes of record in Instrument Number 20150611-0055484, 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 other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Declaration.

Being the same property conveyed to Erin R. Duclos and David E. Salinger, Wife and Husband by Warranty deed from Cottage Partners, LLC, a Tennessee limited liability Company of record in Instrument No. 20150630-0062857 Register's Office for Davidson County, Tennessee, dated June 25, 2015 and recorded on June 30, 2015

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Setback requirements and general utility, sewer, and drainage easements of record upon which the improvements do not encroach, and subdivision and/or condominium declarations, covenants, restrictions, and easements of record, including, without limitation, Charter for HOA of record in Instrument Number 20150622-0059321; all matters shown on the Plan of record in Plat Book 21, Page 33; and all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime of 924 and 926 Warren Street Townhomes of record in Instrument Number 20150611-0055484, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

[CONTINUED ON FOLLOWING PAGE]

Bill Garrett Davidson County
Batch# 21437 **DEEDWARR**
11/02/2017 12:37:41 PM 3 pgs
Fees: $18.00 Taxes: $1,811.15
20171102-0112603

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2017, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF*, *the said First Party have hereunder set their hand and seal the day and year first above written.*

David E. Salinger

Erin R. Duclos

STATE OF Tennessee
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **David E. Salinger**, 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.

WITNESS MY HAND AND SEAL AT OFFICE, in DAVIDSON County, this the 20 day of OCT, 2017.

NOTARY PUBLIC

My Commission Expires: 11-3-20

STATE OF Tennessee
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Erin R. Duclos**, 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 AND SEAL AT OFFICE, in DAVIDSON County, this the 20 day of OCT, 2017.

NOTARY PUBLIC

My Commission Expires: 11-3-20

NOTARY ACKNOWLEDGEMENT

State of Tennessee

County of Davidson

On this 20 **day of** Oct, 20**17**, **before me, a Notary Public of the State aforesaid, personally appeared** David E. Salinger **who is personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which they acted, executed this instrument.**

Witness my hand and official seal.

Notary Public Signature

My commission expires: 11-3-20

Seal