PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 25846 DEEDWARR
11/15/2017 12:09:05 PM 2 pgs
Fees: $13.00 Taxes: $971.25
20171115-0117449

W & I Ref: (RE) Title No.: 59321
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Blaize D. Pennington 7407 Lords Chapel Drive Nashville, TN 37211	New Owner

TAX MAP PARCEL NUMBERS: 172120D04700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$262,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ron K. Reeves, an unmarried man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Blaize D. Pennington, an unmarried man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 487 on the Plan of The Town Center Homes at Lenox Village Section 2 of record in Instrument No. 20050322-0031182 and shown on Exhibit B1 of record in Instrument No. 20050324-0032209 amended in Instrument No. 20050815-0096405, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ron K. Reeves, an unmarried man by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated March 30, 2006 and recorded on April 3, 2006 of record in Instrument No. 20060403-0037595, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20050322-0031182 and shown on Exhibit B1 of record in Instrument No. 20050324-0032209 amended in Instrument No. 20050815-0096405, said Register's Office, to which plan reference is hereby made for a more complete description.
Master Deed Restrictions of record as Instrument No. 20020315-0032825, in said Register's Office; and Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, as made applicable by Supplemental Declaration of Charter of record as Instrument No. 20050324-0032209, in said Register's Office; and Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other Common Maintenance Parcels as set out as Exhibit "C" to the instrument of record as Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee, and made applicable to the subject property by Instrument No. 20050324-0032209, in said Register's Office; and Charter of the Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550, in said Register's Office.

This is improved property, known as 7407 Lords Chapel Drive, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of November, 2017.

Ron K. Reeves

State of Tennessee

County of Davidson

On this 14th day of November, 2017, before me the undersigned authority, personally appeared Ron K. Reeves, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $262,500.00.

Affiant

Sworn and subscribed before me this 14th day of November, 2017.

Notary

My Commission Expires: 7/5/21 JANICE H. COLLINS DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC