Bill Garrett Davidson County
Batch# 64181 DEEDWARR
03/01/2018 03:28:30 PM 4 pgs
Fees: $23.00 Taxes: $684.50
20180301-0019572

#33641

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. 33641-04-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $185,000.00. Affiant Subscribed and sworn to before me this 28th day of February, 2018. Notary Public My Commission Expires: October 7, 2019

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jon Pennington, Sole Trustee 4672 Heath Rd. Nashville, TN 37221	New Owner	Map and Parcel No.: 181 02 0 A 031 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, **Johnny Mack Thomas, Jr., James Douglas Thomas, Joe Randall Thomas and Carrie Genai Altomare, devisees under the Last Will and Testament of Johnny Mack Thomas, Sr., deceased,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jon Pennington, Sole Trustee of the Jennifer Wright Pennington Trust, established under the Last Will and Testament of Thomas Guv Pennington, deceased** ("Grantee"), its successors 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 8211 Lenox Creekside Dr. #3, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors 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 28th day of February, 2018.

Johnny Mack Thomas, Jr.

James Douglas Thomas

Joe Randall Thomas, by Johnny Mack Thomas, Jr., his Attorney-in-fact

Carrie Genai Altomare, by Johnny Mack Thomas, Jr., her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Johnny Mack Thomas, Jr. and James Douglas Thomas 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, at office, this 28th day of February, 2018.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2018

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Johnny Mack Thomas, Jr. with whom I am personally acquainted 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 Joe Randall Thomas, and Carrie Genai Altomare, and he is authorized by Joe Randall Thomas and Carrie Genai Altomare to execute this instrument on their behalf.

Witness my hand, at office, this 28th day of February, 2018.

Notary Public
My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2018

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A-3, together with the appurtenant interest in the common elements of Lenox Creekside, Phase 1, a horizontal property regime established by Master Deed of record in Instrument No. 20060306-0025686, amended in Instrument No. 20060606-0066938, Instrument No. 20070801-0091466, and Instrument No. 20080808-0081967, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibits E1, E2 and E3, to the aforementioned Master Deed.

Being the same property conveyed to Johnny M. Thomas, Sr., unmarried, by deed dated August 24, 2015 from Johnny M. Thomas, Jr., unmarried, of record in Instrument No. 20150825-0085584, Register's Office for Davidson County, Tennessee. Johnny M. Thomas, Sr. having since died leaving a Last Will and Testament filed for Probate in Docket No. 16P2023, Probate Court for Davidson County, Tennessee. Pursuant to said Will, subject property was devised to Johnny Mack Thomas, Jr., James Douglas Thomas, Joe Randall Thomas, and Carrie Genai Altomare.

This conveyance is made subject to:

1. State and County taxes for the year 2018, a lien, but not yet due and payable. Map and Parcel No. 181 02 0 A 031 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 Lenox Creekside, Phase 1, of record in Instrument No. 20060306-0025686, amended in Instrument No. 20060606-0066938, Instrument No. 20070801-0091466, and Instrument No. 20080808-0081967, 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. All matters appearing on the Plan of record attached as Exhibits E1, E2, and E3, to the Master Deed of record in Instrument No. 20060306-0025686, as amended, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 9487, pages 901 and 914, Register's Office for Davidson County, Tennessee.
6. Easement for right of way to Gulf Interstate Gas Company of record in Book 2203, page 579, and Book 2244, page 11, in connection with deed of record in Book 2875, page 299, Register's Office for Davidson County, Tennessee.
7. Easement to United Telephone Company of record in Instrument No. 20070503-0053020, Register's Office for Davidson County, Tennessee.Storm water detention agreement of record in Instrument No. 20060206-0014635, 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:

