WARRANTY DEED

PREPARED BY: RETURN TO:
BANKERS TITLE CORP
5107 [illegible]

Bill Garrett Davidson County
Batch# 75370 DEEDWARR
04/02/2018 12:16:52 PM 2 pgs
Fees: $13.00 Taxes: $1,180.30

20180402-0030295

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00.

Janice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF MARCH, 2018.

Robin S. Edwards
Notary Public

MY COMMISSION EXPIRES: 3/24/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William H. Foster and Lindsey M. Peeler	NEW OWNER	
(NAME)	(NAME)	**114-15-0A-018.00-CO**
102 Cedar Place Bend		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHLEEN PENNY AND MARTIN PENNY, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM H. FOSTER AND LINDSEY M. PEELER, BOTH UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 18, on the plan of Cedar Place Community, a Planned Unit Development (with Private Elements), filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20140918-0085685, as amended in Instrument 20141008-0093372, as corrected in Instrument 20141112-0104513, as amended in Instrument 20150319-0023886, in the Register' s Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Kathleen Penny and Martin Penny, wife and husband by Special Warranty Deed from Dalamar Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160824-0088547 Register's Office for Davidson County, Tennessee, dated August 19, 2016 and recorded on August 24, 2016.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, a lien not yet due and payable;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Cedar Place Community, a Planned Unit Development (with Private Elements) and with Charter and By-Laws of Cedar Place Community Homeowners' Association, Inc., appended thereto, of record in Instrument Number 20140918-0085685, Instrument No. 201411120104513, and amended by Instrument No. 20141008-0093372, Instrument No. 20150319-0023886, and corrected by Scrivener's Affidavit in Instrument No. 20141112-01045413, Register's Office for Davidson County, Tennessee;
- Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20131029-0112332, in the Register's Office for Davidson County, Tennessee;
- Agreement for Dedication of Public Utility Easements of record in Instrument Number 20040304-0024491, Book 8626, Page 823, Instrument No. 20051214-0150259, Instrument No. 20141119-0106676 and in Instrument No. 20051214-0150259, in the Register's Office for Davidson County, Tennessee;
- Agreements for Dedication of Easements for Sanitary Sewer of record in Book 5222, Page 722 and Instrument No. 20131029-0112366, in the Register's Office for Davidson County, Tennessee;
- Right of Way Deed of record in Book 2105, Page 438, in the Register's Office for Davidson County, Tennessee;
- Restrictions of record as Instrument Number 20160824-0088547 in the Register's Office for Davidson County, Tennessee;
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **102 Cedar Place Bend, Nashville, Tennessee 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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 the 29 DAY OF MARCH, 2018.

Kathleen Penny

Martin Penny

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th of March, 2018.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th of March, 2018.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212