Bill Garrett Davidson County
Batch# 109277 DEEDWARR
06/26/2018 03:11:30 PM 4 pgs
Fees: $23.00 Taxes: $867.28
20180626-0061586

#34282

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. 34282-05-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $234,400.00. Affiant Subscribed and sworn to before me this 25th day of June, 2018. Notary Public My Commission Expires:

ASHLEY HART STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 2019

WARRANTY DEED

Address New Owner: Priscilla B. Curnutte ~~407 Sloan Road~~ 3611 Meadowbrook Ave. Nashville, TN ~~37209~~ 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 103 08 0 B 407 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, **Christen J. Lennon and husband, Nicholas James Caloway,** who joins in the execution of this instrument for the purpose of conveying any interest he has in the property by virtue of his marriage to Christen J. Lennon ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Priscilla B. Curnette, an unmarried person** ("Grantee"), its successors, heirs 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 407 Sloan Road, Nashville, TN 37209.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs 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 25th day of June, 2018.

Christen J. Lennon by George E. Mudter, Jr. her attorney-in-fact

Christen J. Lennon, by George E. Mudter, Jr., her Attorney-in-fact

Nicholas James Caloway by George E. Mudter, Jr. his attorney-in-fact

Nicholas James Caloway, by George E. Mudter, Jr., his 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, George E. Mudter, Jr., 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, and who further acknowledged that he is the Attorney-in-Fact for Christen J. Lennon and Nicholas James Caloway, and he is authorized by Christen J. Lennon and Nicholas James Caloway to execute this instrument on their behalf.

Witness my hand, at office, this 25th day of June, 2018.

ASHLEY HART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 407, Building "C", together with the appurtenant interest in the common elements of Parklane Condominiums, Phase IV, a horizontal property regime established by Master Deed, of record in Book 7646, page 264, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Christen J. Lennon by deed dated June 14, 2013 from Freddy A. Reeves and wife, Anna Lois Reeves, of record in Instrument No. 20130617-0061474, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 103 08 0 B 407 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 Parklane Condominiums, Phase IV, of record in Book 7646, page 264, 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.

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:

