WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

G-VRES-18-940

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

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)
Paul B. Ferrell and Deborah D. Ferrell	**New Owner**	
(NAME)	(NAME)	
220 Belvedere Avenue	**220 Belvedere Avenue**	**118-05-0A-016.00-CO**
(ADDRESS)	(ADDRESS)	
Shelby, NC 28150	**Shelby, NC 28150**	
(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, **PENSCO TRUST COMPANY CUSTODIAN FBO ALAN DILLMAN IRA,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL B. FERRELL AND DEBORAH D. FERRELL, HUSBAND AND WIFE,** 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 designated as 4-A as shown on the plan of St. Martin Square now known as 12 South Towers, a planned unit development of record in plat Book 4460, page 186, and amended in Instrument Number 20031107-0163683, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to PENSCO Trust Company Custodian FBO Alan Dillman IRA by Warranty deed from Alexander D. Van Vliet, and wife, Stacey M. Van Vliet(fka Stacey M. Haberberger) of record in Instrument No. 20150818-0082916 Register's Office for Davidson County, Tennessee, dated August 14, 2015 and recorded on August 18, 2015.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 186, amended in Instrument Number 20031107-0163683, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4611, Page 682, as amended in Book 4710, Page 224 and Instrument Number 20031107-0163683, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4611, Page 692, amended in Instrument Number 19991230-0308948, Register's Office for Davidson, County, Tennessee.
- Charter for 12 South Towers Homeowners Association of record in Book 4611, Page 674, amended in Book 4711, Page 48 and Instrument Number 20031107-0163682, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to St. Martin Square Association of record in Book 4710, Page 602, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **940 Gale Ln. #128, Nashville, Tennessee 37204**.

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.

Karen Y Johnson Davidson County
Batch# 146293 **DEEDWARR**
09/28/2018 08:52:49 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20180928-0096136

Witness my/our hand(s) this the 24th DAY OF SEPTEMBER, 2018.

PENSCO Trust Company Custodian
FBO Alan Dillman IRA

BY: _____ PENSCO Trust Company, LLC
By: Michelle Fausett
Its: Authorized Signatory

STATE OF Colorado
COUNTY OF Denver

Before me, the undersigned Notary Public, personally appeared Michelle Fausett authorized signatory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Authorized Agent of PENSCO Trust Company Custodian FBO Alan Dillman IRA, the within named bargainor, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as such Authorized Agent.

Witness my hand and official seal, at office, this 24th day of September, 2018.

_____
Notary Public

My Commission Expires: 2/21/2022

MEGAN MOLOZNIK
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20184008339
My Commission Expires 2/21/2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212