Karen Johnson Davidson County
Batch# 212493 DEEDWARR
04/01/2019 03:57:30 PM 4 pgs
Fees: $23.00 Taxes: $999.00
20190401-0029392

34701

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. 34701-03-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $270,000.00. Affiant Subscribed and sworn to before me this 1st day of April, 2019. 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:**
Lee V. Thompson, Jr. Rebecca P. Thompson 2521 Pennington Bend Road, # 207 Nashville, TN 37214	Lee V. Thompson, Jr. Rebecca P. Thompson 2521 Pennington Bend Road, # 207 Nashville, TN 37214	Map and Parcel No.: 052 14 0 A 023 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, **Leslie A. Whitley and wife, Deborah Whitley**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lee V. Thompson, Jr. and Rebecca P. Thompson, husband and wife** ("Grantee"), their 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 2521 Pennington Bend Road, # 207, Nashville, TN 37214.

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 1st day of April, 2019.

Leslie A. Whitley

Deborah Whitley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leslie A. Whitley and Deborah Whitley, 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 1st day of April, 2019.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 23, together with the appurtenant interest in the common elements of Pennington Villas Townhomes, a horizontal property regime established by Master Deed of record in Instrument No. 20040811-0097169, amended in Instrument No. 20070928-0115984, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit A-2 to the aforementioned Master Deed.

Being the same property conveyed to Leslie A. Whitley and wife, Deborah Whitley, by deed dated June 18, 2008 from Kevin D. Long and wife, Andrea W. Long of record in Instrument No. 20080630-0067392, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 052 14 0 A 023 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 Pennington Villas Townhomes, of record in Instrument No. 20040811-0097169, amended in Instrument No. 20070928-0115984, 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 Exhibit A-2 to the Master Deedof record in Instrument No. 20040811-0097169, amended in Instrument No. 20070928-0115984, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20040812-0097169, Register's Office for Davidson County, Tennessee.
6. Agreement for Dedication of Easement for Pedestrian Access Easement of record in Instrument No. 20121130-0109843, Register's Office for Davidson County, Tennessee
7. Storm water detention agreement of record in Instrument No. 20030929-0143278, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., 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: October 7, 2019
Notary Seal:

