# WARRANTY DEED

Karen Johnson Davidson County
Batch# 241130 **DEEDWARR**
06/10/2019 03:16:26 PM 2 pgs
Fees: $13.00 Taxes: $932.40

20190610-0055584

O-S2K-19-741

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2019.

Stacey Denson Palmer
Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**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) |
|---|---|---|
| **S2K Development, LLC, a Tennessee Limited Liability Company** | S2K Development LLC | |
| (NAME) | (NAME) | |
| 4 Bridleway Trail | 4 Bridleway Trail | **142-14-0C-41.00CO (TRACT 4) 142-14-0C-041.00CO (TRACT 5)** |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37215 | Nashville TN 37215 | |
| (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, **TROY LAMPLEY AND WIFE, SANDRA LAMPLEY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **S2K DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Tract 4:

Land in Davidson County, Tennessee, being Unit No. 14B on the Plan of McPherson Place Townhomes, as shown on the Collective Exhibit C to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20060601-0064701, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sandra Lampley by Quitclaim Deed from Troy Lampley and wife, Sandra Lampley, of record in Instrument No. 20111221-0099777, Register's Office for Davidson County, Tennessee, dated December 19, 2011 and recorded on December 21, 2011.

Being also known as 741 McPherson Drive, Nashville, Tennessee 37221.

Tract 5:

Land in Davidson County, Tennessee, being Unit No. 14A on the Plan of McPherson Place Townhomes, as shown on the Collective Exhibit C to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20060601-0064701, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Troy Lampley by Quitclaim Deed from Troy Lampley and wife, Sandra Lampley, of record in Instrument No. 20111221-0099776, Register's Office for Davidson County, Tennessee, dated December 19, 2011 and recorded on December 21, 2011.

Being also known as 743 McPherson Drive, Nashville, Tennessee 37221.

This conveyance is subject to:

- Taxes for the year 2019 and thereafter not yet due and payable.
- If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.
- Subject to all matters shown on the Plan of record in Plat Book 4300, Page 114, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for McPherson Place Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20060601-0064701, Register's Office for Davidson County, Tennessee, with By-Laws appended thereto, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter of McPherson Place Townhomes Corporation of record in Instrument Number 20070524-0061787, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for McPherson Place Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20060601-0064701, Register's Office for Davidson County, Tennessee.
- Deed and Agreed Order of Possession and Agreed Final Order of record in Instrument Number 20160223-0017321, 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: **741 McPherson Drive, Nashville, Tennessee 37221 and 743 McPherson Drive, Nashville, TN 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 31st DAY OF MAY, 2019.

Troy Lampley

Sandra Lampley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TROY LAMPLEY, 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 31st of May, 2019.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SANDRA LAMPLEY, 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 31st of May, 2019.

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

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South