This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615) 822-8321 fax

Karen Johnson Davidson County
Batch# 475424 DEEDWARR
09/15/2020 08:37:25 AM 2 pgs
Fees: $13.00 Taxes: $758.50
20200915-0104834

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HAYLEY J. LEWIS, UNMARRIED**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TOM A. PENNINGTON, A MARRIED MAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A CERTAIN TOWNHOME LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 86 OF COBBLESTONE II TOWNHOMES ESTABLISHED PURSUANT TO THE PROVISIONS OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED UNDER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COBBLESTONE II TOWNHOMES OF RECORD IN INSTRUMENT NO. 20160401-0031281, AS CORRECTED IN SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20170501-0042305, AND AS AMENDED IN INSTRUMENT NO. 20160929-0102734 AND INSTRUMENT NO. 20180424-0038505, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS AND INTERESTS IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND THE BUILDINGS THEREOF TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION, REFERENCE IS HEREBY MADE TO THE PLAN OF COBBLESTONE II TOWNHOMES, AS SHOWN ON EXHIBIT "B" TO THE DECLARATION OF RECORD IN INSTRUMENT NO. 20160401-0031281, AS CORRECTED IN INSTRUMENT NO. 20170501-0042305, SAID REGISTER'S OFFICE, AND AS SHOWN ON FINAL PLAT, A HORIZONTAL PROPERTY REGIME (PRIVATE ELEMENT), COBBLESTONE TOWNHOMES, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20100311-0018694, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO HAYLEY J. LEWIS, UNMARRIED, BY WARRANTY DEED FROM MID-TN CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON JANUARY 12, 2017, OF RECORD IN INSTRUMENT NO. 20170112-0003687, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SCRIVENER'S AFFIDAVIT TO CORRECT THE LEGAL DESCRIPTION OF RECORD IN INSTRUMENT NO. 20200909-0102399 , IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 133 COBBLESTONE PLACE DRIVE, GOODLETTSVILLE, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of

record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 10th day of Sept., 2020.

Hayley J. Lewis
HAYLEY J. LEWIS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, Hayley J. Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 10th day of Sept., 2020.

NOTARY PUBLIC
My commission expires: 7-2-24

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$205,000.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of September, 2020.

NOTARY PUBLIC
My commission expires: 8/21/23

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner(s) as follows:
Tom A. Pennington
133 Cobblestone Place Drive
Goodlettsville, TN 37072

Send Tax Bills To:
Same as above

MAP/PARCEL: 034-01-0F/086.00