WARRANTY DEED

SHELLY A. GARDNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 26, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF OCTOBER, 1999.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOOK 11709 PAGE 521

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah Pennington	Guaranty Trust Company	61-5-A-61CO
(NAME)	(NAME)	
620 Poplar Place	640 Broadmor Boulevard, Suite 100	12DZ97064
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Lee Ann Thomas, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah Pennington, unmarried and Denita Y. Pennington, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Located in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 87 as created and established by the Master Deed and Bylaws for Poplar Glen, a Horizontal Property Regime, of record in Book 7534, Page 591, Register's Office for Davidson County, Tennessee, as amended by Amendment of record in Book 7548, Page 612, said Register's Office, and as shown and described on the Plan for Poplar Glen, Phase III, of record in Book 6900, Page 826, Register's Office for Davidson County, Tennessee, submitted to said Master Deed and Bylaws by instrument of record in Book 7733, Page 880, said Register's Office, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and Bylaws, as may be from time to time amended as provided therein.

BEING the same property conveyed to Lee Ann Thomas by deed from Traci L. Hager of record in Book 9472, Page 447 and by deed from James E. Thomas of record in Book 9472, Page 451 Register's Office for Davidson County, Tennessee. Lee Ann Thomas is now known as Lee Ann Kennedy

THIS conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 620 Poplar Place, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 4th day of October, 1999.

Lee Ann Thomas

Lee Ann Thomas now known as Lee Ann Kennedy
by Sally Valentine her Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Sally Valentine with whom I am personally acquainted and who, upon her oath, acknowledged herself to be the Attorney in Fact for the within named Lee Ann Thomas now known as Lee Ann Kennedy and being authorized to act on behalf of said person she executed the foregoing instrument as her free act and for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th day of October, 1999.

Commission expires: 5/26/2002

Shelly A Gardner

Notary Public

SHELLY A. GARDNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 26, 2002

99 OCT 20 AM 9:30

RECEIVED FOR REFERENCE

REGISTER
DAVIDSON CO. TN.

064240

627 10/20 0101 03CHECK 280.18

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11709 PAGE 526

06:48240

REFERENCE

99 OCT 20 AM 9:30

REGISTER
DAVIDSON COUNTY, TN.

CAMT	72750.00
CON TX	269.18
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	280.18
CHECK	280.18

10/20/99 01 09:33 0001 1622

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1529426