WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/16/02 13:49 2pgs
Fees:13.00 Taxes:340.40

20020416-0047153

JACK CASE WILSON ★ NOTARY PUBLIC AT LARGE ★ WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 2002.

Notary Public

MY COMMISSION EXPIRES: 4/16/02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC, 7100 Executive Center Drive, Ste. 150, Brentwood, Tennessee 37027

B-2692

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Gail Pennington	Molton, Allen & Williams	083-06-0-332.00
(NAME)	(NAME)	
608 Rudolph Avenue	10888 Main Street, Ste. 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Fairfax, VA 22030	
(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, Carol Lynn Smith, unmarried and Christy M. Ikner, unmarried, as joint tenants with right of suvivorship, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth Gail Pennington, a single person, 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:

Land in Davidson County, Tennessee, being the South 42 feet of Lot No. 9 and the North 4 feet of Lot No. 10, George Shields East End Subdivision, of record in Plat Book 57, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carol Lynn Smith, unmarried by deed from Allison Anderson Frazier and husband, Scott Frazier of record in Book 10710, Page 487, Register's Office Davidson County, Tennessee. And further conveyed to Carol Lynn Smith, unmarried and Christy M. Ikner, unmarried, as joint tenants with right of survivorship by Quit Claim Deed from Carol Lynn Smith, unmarried of record in Instrument No. 20010111-0003470, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 608 Rudolph Avenue, Nashville, TN 37206

(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 our hands this 8th day of March, 2002.

Carol Lynn Smith

Christy M. Ikner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carol Lynn Smith, unmarried Christy M. Ikner, unmarried, as joint tenants with right of suvivorship the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 8th day of March, 2002.

Commission expires: 4/16/02

Notary Public

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027