WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/23/02 07:58 2pgs
Fees:13.00 Taxes:266.03

20021223-0157885

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF DECEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: March 29, 2003.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leon Pennington	America's Wholesale Lender	Map 96
(NAME) 338 Stewarts Ferry Pike	(NAME) 750 Old Hickory Blvd.	Group 7-O-A
(ADDRESS) Nashville, TN 37214	(ADDRESS) Brentwood, TN 37027	Parcel 21.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES ROBERT WILLIAMS**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEON PENNINGTON, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 2, Unit 4 on the Plan of Bianca Square, as shown of record in Plat Book 5800, Page 101, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James Robert Williams by Warranty Deed from Secretary of Housing and Urban Development, filed for record 07/10/01, in Instrument No. 20010710-0073479, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 5800, Page 101, as amended in Plat Book 5200, Page 661, Register's Office of Davidson County, Tennessee.

Subject to Sanitary Sewer Easement as shown of record in Book 5108, Page 724, Register's Office of Davidson County, Tennessee.

Subject to TVA Line Easement as shown of record in Book 1181, Page 577, and Book 1303, Page 21, Register's Office of Davidson County, Tennessee.

Subject to Agreement to Maintain Roads as shown of record in Book 5945, Page 856, Register's Office of Davidson County, Tennessee.

Subject to Deed of Conveyance as shown of record in Book 6303, Page 616, and Book 6303, Page 621, Register's Office of Davidson County, Tennessee.

Subject to Charter for Homeowners Association as shown of record in Book 6168, Page 507, Register's Office of Davidson County, Tennessee.

Subject to By Laws as shown of record in Record Book 6162, Page 211, and Record Book 6225, Page 906, Register's Office of Davidson County, Tennessee.

Subject to Mater Deed as shown of record in Book 6162, Page 195, and Book 6165, Page 566, and Book 9885, Page 208, Register's Office of Davidson County, Tennessee.

Subject to any Homeowners Association Dues that may be assessed.

unimproved ☐
This is improved ☒ property, known as 338 Stewarts Ferry Pike, Nashville, TN 37214
(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 11th day of December, 2002.

James Robert Williams

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, James Robert Williams, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 11th day of December, 2002.

Commission expires: March 29, 2003

Robin L. Milbourn Notary Public

