WARRANTY DEED

592.00
13.00

Davidson County DEEDWARR
Recvd: 02/10/04 09:40 2pgs
Fees:13.00 Taxes:592.00

20040210-0015806

NOTARY PUBLIC AT LARGE HEREFORD CO., TENN.

STATE OF TENNESEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Rhonda Burgess
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: September 20, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rhonda Burgess	Rhonda Burgess	072-03-0/377.00
(NAME) 1133 McChesney Avenue aka 3701 Katherine Street	(NAME) 1133 McChesney Ave aka 3701 Katherine St	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37216	
(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, **Evelyn Pennington, a married person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rhonda Burgess, 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Revised Plan of the Resubdivision of Lot No. 220, Revision of Part of Inglewood Plan (Deed Book 421, page 137,) as of record in Book 6200, page 755, Register's Office of Davidson County, Tennessee, to which reference plat is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Evelyn Pennington by deed from Leslie Catherine Nolen Pugh and husband Billy Pugh, dated December 31, 2001 and filed for record as Instrument No. 200250114-0005707 in the Register's Office for Davidson County, Tennessee

The spouse of Evelyn Pennington, Frank F. Pennington Sr., joins in this conveyance to convey any and all marital rights he may have in the subject property.

unimproved ☐ The property is a corner lot and commonly known as 1133 McChesney Avenue and 3701 Katherine Street, Nashville, TN 37216

This is improved ☒ property, known as 1133 McChesney Ave aka 3701 Katherine St, 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 hand this 5th day of February, 2004.

Evelyn Pennington
Evelyn Pennington

Frank F. Pennington, Sr.
Frank F. Pennington, Sr.

STATE OF TENNESEE

COUNTY OF DAVIDSON

On 2/5/2004, before me personally appeared Evelyn Pennington and Frank T. Pennington, Sr. to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 5th day of February, 2004.

Commission expires: September 20, 2004

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE

Judith C. Jacobs

Judith C. Jacobs Notary Public