WARRANTY DEED

RACHEL DALLAS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN COMMISSION EXP. 03-19-2006

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: 3-19-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY + RETURN TO:
Richmond Title Services, 209 10th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Toby Penner	Toby Penner	83-13-169.00
(NAME)	(NAME)	
1111 Boscobel Street	1111 Boscobel Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/17/04 11:23 2pgs
Fees:13.00 Taxes:320.05

20040917-0112159

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, **David Hughens, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Toby Penner,an unmarried man and Martin Penner, a married man**, 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. 139 in East Edgefield, a plan of which is of record in Book 21, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to David Hughens, a married man by deed from March Egerton, a married person dated February 19, 2003 and filed for record at Instrument No. 20030225-0024823, said Register's Office for Davidson County, Tennessee.

The property described herein is subject to:

1. 2004 Taxes and subsequent years, a lien not yet due and payable.
2. 2003 Davidson County Taxes have been paid in the amount of $492.35.
3. Any and all matters as shown on the plan of record in Plat Book 21, page 147, said Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1111 Boscobel Street, 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 my hand this 20th day of July, 2004.

David Hughens

DANA HUGHENS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named David Hughens and Dana Hughens the bargainer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of July, 2004.

Commission expires:

3-19-08

Rachel Dallas Notary Public

