WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/02/05 13:57 2 pgs
Fees:13.00 Taxes:488.24
20051102-0132617

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$131,956.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28TH DAY OF OCTOBER, 2005.**

Notary Public

MY COMMISSION EXPIRES: ~~November 24, 2007~~.
(AFFIX SEAL) 1-25-2006

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Misty Smith	**Professional Mortgage Group Inc.**	**162-10-0 108.00**
(NAME)	(NAME)	
565 Roxanne Drive	**P.O. Box 10189**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**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, **Todd M. Penner and wife Natalie Penner**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Misty Smith**, 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. **108** on the Plan of **Brook View Estates**, Section 2 of record in Plat Book **4460**, Page **163**, and Register's Office for said County, to which reference is made for a more complete description.

This instrument is executed on behalf of Todd M. Penner and Natalie Penner by J.J. Love as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20051102-0132616, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to **Todd M. Penner and wife Natalie Penner** by deed of record in Instrument No. 20040604-0065956, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **565 Roxanne Drive, Antioch, TN 37013**

(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 **28th day of October, 2005**.

Todd M. Penner by J.J. Love atty-in-fact

Natalie Penner by J.J. Love atty-in-fact

State of Tennessee County of Davidson

On this 28th day of October, 2005 before me personally appeared J.J. Love, the person who executed the foregoing instrument on behalf of Todd M. Penner and Natalie Penner, and acknowledged that she executed the same as the free act and deed of the said Todd M. Penner and Natalie Penner through Power of Attorney granted J.J. Love, by the said Todd M. Penner and Natalie Penner.

Notary Public

Commission Expires: 1-25-2006

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.