RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 BOX ~~19-A~~ 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 3-21-09 (AFFIX SEAL)

PHYLLIS KEENAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shanon Pennington	First MS Capital Corporation	
(NAME) 131 Cumberland Trace	(NAME) 750 Avignon Dr., Bldg 2 Ste 1	Map 73-16-A
(ADDRESS) Nashville, TN 37214	(ADDRESS) Ridgeland, MS 39157	Parcel 131.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **POWELL-FLOYD PROPERTIES, A PARTNERSHIP COMPRISED OF DAVID A. FLOYD, JR. AND GREGORY L. POWELL,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SHANON PENNINGTON**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being Unit No. 131 as shown on the Plan of Cumberland Trace of record in Book 5200, page 724, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with an undivided membership in The Cumberland Trace Homeowners' Association, all as described in Book 6218, page 528, said Register's Office.

Being the same property conveyed to David A. Floyd, Jr. and Gregory L. Powell, unmarried men, partners of Powell Floyd Properties, by Warranty Deed from Kathleen B. Horrell, dated February 5, 1993, of record in Book 8859, page 314, said Register's Office.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 131 Cumberland Trace, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever; and it does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her 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.

Davidson County DEEDWARR
Recvd: 03/23/06 12:18 2 pgs
Fees:13.00 Taxes:380.73
20060323-0033343

Witness its hand this 16th day of February, 2006.

POWELL FLOYD PROPERTIES, a Partnership

Gregory L. Powell, Partner

David A. Floyd, Jr., Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared David A. Floyd, Jr. and Gregory L. Powell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Partners of Powell-Floyd Properties, the within named bargainor, a Tennessee general partnership, and that they as such Partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as Partners.

Witness my hand and official seal at Nashville, Tennessee on this 16th day of February, 2006.

Commission expires: 5/23/2006

Notary Public

BRENDA S. LANE NOTARY PUBLIC STATE OF TENNESSEE Exp. 5/23/06 DICKSON COUNTY, TENN.