WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Jean Pennington** **1312 Falkirk Court** **Nashville, TN 37221**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: 142-16-0-A; 67.00

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is acknowledged, I/we

A. ROBERT THOENY and wife, HEIDI A. THOENY

HEREINAFTER called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

JEAN PENNINGTON

HEREINAFTER called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot No. 67 on the Plan of Phase Two, Devon Park, as of record in Book 6250, page 432, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 67 fronts 87.26 feet on the northerly margin of Falkirk Court and extends back 136.22 feet on the northwesterly line and 127.65 feet on the southeasterly line to a dead line in the rear, measuring 85.00 feet thereon.

Being the same property conveyed to Heidi A. Thoeny by Warranty Deed of record in Instrument No. 20050524-0058341, Register's Office of Davidson County, Tennessee.

A. Robert Thoeny joins in this conveyance to convey any marital interest he may have in the property.

This is improved ☐ property known as **1312 Falkirk Court, Nashville, TN 37221**

unimproved ☐

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 it does covenant with the said **GRANTEES**, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 15th day of February, 2006.

Davidson County DEEDWARR
Recvd: 04/11/06 10:48 2 pgs
Fees:13.00 Taxes:1369.00

20060411-0041518

A. ROBERT THOENY

HEIDI A. THOENY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **A. Robert Thoeny and Heidi A. Thoeny**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 17th day of February, 2006.

NOTARY PUBLIC

RICK PILIPONIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 10-19-08

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 370,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 17th day of February, 2006.

NOTARY PUBLIC

RICK PILIPONIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 10-19-08