

WARRANTY DEED

B-FM-06-0428

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF October, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow (RTE)
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia [redacted] Pennington	America's Wholesale Lender	
428 Hollydale Drive	(NAME) 750 Old Hickory Blvd. #180	106-16-42.00
(ADDRESS) Nashville, TN 37217-1415	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KAREN S. KLEIN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto [redacted], PATRICIA PENNINGTON, ***married hereinafter called the Grantee(s), their heirs and assigns, that 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. 17 on the Plan of Hill-N-Dale Acres, as of record in Book 2900, page 33 & 34, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.
Said Lot No. 17 fronts 100 feet on the southerly side of Hollydale Drive and runs back along lines, 260.7 feet on the westerly line and 310.4 feet on the easterly line, to a line in the rear measuring 170 feet thereon, and the acreage description of the Deed in Book 7647, Page 607, said Register's Office which is as follows:
Beginning at the common rear corner of Lots 17, 18, & 19 on the plan of Hill-N-Dale as of record in Book 2900, page 34, Register's Of f ice for Davidson County, Tennessee; thence leaving said point and running with said Lot 17, South 84 degrees 56' East a distance of 170.0 feet to the common rear corner of lots 17 & 16 on the said plan of Hill-N-Dale; thence running with said point; thence leaving the rear line of Lot 16 and running in a southerly direction a distance of 290, more or less, feet to the common rear corner of Lots 25 and 26 on the plan of Glencliff Estates, section 4, as of record in Book 1835, page 79, Register's Of f ice for Davidson County, Tennessee said point further described as lying in the centerline of Mill Creek; thence running with the centerline of Mill Creek and the rear line of said lot 26 in a southwesterly direction a distance of 150, more or less, feet to the common rear corner of Lots 26 and 27 on the said plan of Glencliff Estates; thence leaving the s aid centerline of Mill Creek and the rear Lots 26 and 27 in a Northwesterly direction a distance of 350, more or less, feet to the point of beginning.

Being the same property conveyed to KAREN S. KLEIN, UNMARRIED by Warranty Deed from WINSTON B. RICHMOND AND WIFE, VIRGINIA J. RICHMOND of record in Deed Instrument 200412020143963 on November 30, 2004 and filed for record on December 2, 2004 , Register's Office for Davidson County.

This conveyance is subject to any and all existing restrictions and easements as shown of record in Plat Book 2900, Page 33, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 428 Hollydale Drive, Nashville, Tennessee 37217
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 11/03/06 14:23 2 pgs
Fees:13.00 Taxes:647.50
20061103-0137131

Witness my/our hand(s) this 27th day of October, 2006.

Karen S. Klein

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ St. Johns

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen S. Klein, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of October, 2006.

Notary Public Sheryl L. Eckerman

My Commission Expires: Aug 9, 2010

(SEAL)

SHERYL L. ECKERMAN
Notary Public, State of Florida
Commission# DD 583341
My comm. expires Aug. 9, 2010

RETURN TO:
Rudy Title And Escrow (RTE)
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903