WARRANTY DEED

272
(1)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Schroeder	Patrick Schroeder	
(NAME) 1012 40th Avenue North	(NAME) 1012 40th Avenue North	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(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, **Gary Pennington and wife, Elaine Pennington**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick J. Schroeder, 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:

Being Lot No. 16, on the Plan of the Subdivision of Lots 25 and 26 of the County Lands, beingpart of Lot No. 42, Clifton Plan, of record in Plat Book 161, page 169, in the Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description. (Being shown as a 10/125-foot lot by Tax Assessors Office.)

Being the same property conveyed to Gary Pennington and wife, Elaine Pennington by Warranty Deed from Elizabeth E. Shearon and David M. Sheron dated August 8th, 2000 and filed for record in Instrument No. 20000810-0079287, in the Register's Office for Davidson County, Tennessee.

This Property is commonly known as: 1012 40th Avenue North Nashville Tennessee 37209.

Subject to any and all matters as shown on the Plan of Record in Plat Book 161, Page 169, in the Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions on record in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions, setback lines if any and any and all easements for public utilities.

The 2006 County Taxes have been prorated between the parties.

unimproved ☐

This is improved ☒ property, known as 1012 40th Avenue North, Nashville, TN 37209
(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 our hands this 14th day of November, 2006.

Davidson County DEEDWARR
Recvd: 11/22/06 12:55 2 pgs
Fees:13.00 Taxes:259.00

20061122-0145202

Gary Pennington

Elaine Pennington

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 Gary Pennington and wife, Elaine Pennington the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed he within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of November, 2006.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

