# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/20/06 11:27 2 pgs
Fees:13.00 Taxes:305.25

20061220-0156707

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2006.

Susan B. Mott
State of Tennessee
Notary Public
Williamson County

Notary Public

MY COMMISSION EXPIRES: 1-16-08
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
HomePlace Title, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027

20060414

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Amy Newell | American Mortgage Network, Inc. | 142-06-0-A 309.00CO |
| (NAME) | (NAME) | |
| 810 Bellevue Road #309 | 11625 Rainwater Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Alpharetta, GA 30004 | |
| (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, I, **Donald R. Pennington, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amy Newell, unmarried**, 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:

Condominium parcel known as Building No. 59, Unit 309 and Garage No. 1 on the Plan of Peppertree-Creekside, Meadows Condominiums, a condominium according to the Horizontal Property Act of the Tennessee Code Annotated as established in the Master Deed of record in Book 4834, Page 257, amended in Book 4984, Page 174; Book 5154, Page 800 and Book 7610, Page 973, establishing a Horizontal Property Regime of record in Plat Book 4675, Pages 128-130, together with all amendments thereto in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald R. Pennington by Quitclaim Deed dated October 14, 2005 from Lynda Jordan Pennington, of record in Instrument Number 20051107-0134480, Register's Office for Davidson County, Tennessee. Also the same property conveyed to Donald R. Pennington by Warranty Deed dated January 22, 2002 from Ruth M. Ptahl, unmarried, of record in Instrument Number 20020128-0011504, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 810 Bellevue Road #309, Nashville, TN 37221
(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, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, 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.

Witness my hand this 15th day of December, 2006.

Donald R. Pennington

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

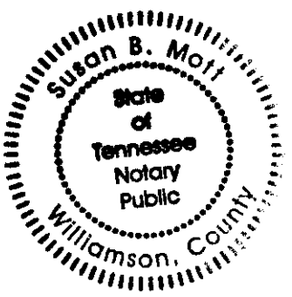
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald R. Pennington, unmarried, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the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

Witness my hand and official seal at Brentwood, Tennessee this 15th day of December, 2006.

Commission expires: 1-16-08

Susan B. Mott

Notary Public




**RETURN TO:**

HomePlace Title, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027