Davidson County DEEDWARR
Recvd: 05/03/07 10:25 3 pgs
Fees:18.00 Taxes:233.10
20070503-0052964

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 27th day of April, 2007, by and between GEORGE PENN, MARRIED, hereinafter called Grantor, and TODD MINGLE, MARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, GEORGE PENN, MARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto TODD MINGLE, MARRIED, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"), subject to the below-stated life estate retained by Grantor. This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3520 SENECA FOREST, NASHVILLE, TN 37217.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

Grantor hereby certifies that the property being conveyed is not marital property and his spouse has no interest whatsoever in said property.

WITNESS the hand and seal of the Grantors on this the day and year first above written.

SELLER:

GEORGE PENN
Signature of Seller

Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Shelby)

Personally appeared before me, a Notary Public of said County and State, GEORGE PENN, MARRIED, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at Boy N. Byhalia Collierville, Tn., this 30th day of April, 2007.

JOHNNIE R TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Notary Public

My Commission Expires: My Commission Expires Nov. 15, 2010

Name and Address of Property Owner:

TODD MINGLE

3520 SENECA FOREST
NASHVILLE, TN 37217

Property Address:

3520 SENECA FOREST, NASHVILLE, TN 37217

Person Responsible for Taxes:
425 E. Old Hickory Blvd
Madison Tn
37115

Map & Parcel #: MAP 136.100/B, PARCEL 018.00CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$63000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 1ST day of ~~April~~ May 2007.

DENISE ALLEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 07-7986

EXHIBIT 'A'

Being Lot No. 43, Unit 43 Condominium Site Plat of Lots 15-20, 41-56 of Section Four, Priest Lake Forest of record in Plat Book 5200, Page 573, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to GEORGE PENN, by Warranty Deed from John D. Denton, of record in Instrument Number 20040921-0113676, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 136.100/B, PARCEL 018.00CO).
2. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

3. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed of Priest Lake Forest appended thereto, of record in Book 5931, Page 645, Book 6021, Page 101; Book 6021, Page 102; Book 6106, Page 610; Book 6145, Page 435, as amended in Book 6124 Page 956 and Book 6199, Page 270, Register's Office for DAVIDSON County, Tennessee.

4. By-Laws of Priest Lake Forest, of record in Book 5383, page 314, said Register's Office.