WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/22/07 10:44 2 pgs
Fees:13.00 Taxes:1091.50

20070522-0060865

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: 11-24-2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Kelvin Pennington	SAME	Map 104-15-0
(NAME) 629 Post Oak Circle	(NAME)	Parcel 259
(ADDRESS) Brentwood, Tennessee 37027	(ADDRESS)	
(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, **MICHAEL L. GARRETSON AND KATHRYN G. CZYNSZAK, INDIVIDUALLY, AND MICHAEL L. GARRETSON AND KATHRYN G. CZYNSZAK, CO-TRUSTEES OF THE WILLIAM L. GARRETSON TRUST, UNDER THE WILL OF HELEN D. GARRETSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J. KELVIN PENNINGTON,** 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:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Linden Place of record in Plat Book 547, pages 121 and 122, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sam L. Garretson and wife, Helen D. Garretson, by deed from Mary Petty McKenzie, unmarried, of record in Book 4508, page 133, said Register's Office. Sam L. Garretson died, vesting title solely in Helen D. Garretson as the surviving tenant by the entirety. Helen D. Garretson has since died. The above Grantors are the devisees under the Will of Helen D. Garretson, probated on January 9, 2007, of record in Docket No. 07P51, Probate Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2007 real property taxes and (b) all matters appearing on the plan of record in Book 547, pages 121 and 122, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2124 West Linden Avenue, Nashville, Tennessee 37212

(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 18th day of May, 2007.

Michael L. Garretson, Co-Trustee of the
William L. Garretson Trust

Michael L. Garretson

Kathryn G. Czynszak, Co- Trustee of the
William L. Garretson Trust

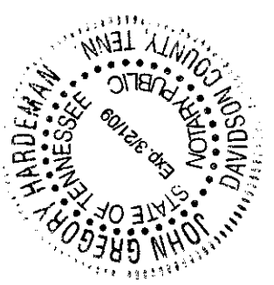
Kathryn G. Czynszak

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 Michael L. Garretson and Kathryn G. Czynszak, individually and as Co-trustees of the William Garretson Trust, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of May, 2007.

Commission expires:



Notary Public