THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 07090372** Davidson County DEEDWARR Recvd: 10/04/07 10:47 2 pgs Fees:13.00 Taxes:562.40 20071004-0118372	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $152,000.00. Shelby Street Affiant Subscribed and sworn to before me, this 27th day of September, 2007. JULIE A. ADAMS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY Julie A. Adams Notary Public My Commission Expires: 11/22/2010

WARRANTY DEED

Address New Owner: Jeremy Pennebaker 1116 Ardee Avenue Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 61-15-106.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Melissa K. Kennedy, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeremy Pennebaker**,* ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*unmarried

A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 OF BLOCK B, ON THE MAP OF THE RE-SUBDIVISION OF SUNNYMEADE, AS OF RECORD IN BOOK 974, PAGE 56 & 57, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 7 FRONTS 60 FEET ON THE SOUTHERLY SIDE OF ARDEE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 140 FEET TO A DEAD LINE. BEING THE SAME PROPERTY CONVEYED TO MELISSA K. KENNEDY, AN UNMARRIED PERSON BY WARRANTY DEED FROM NED WALTER JORGENSEN AND JOYCE JORGENSEN, AS TENANTS BY THE ENTIRETY, RECORDED ON THE 9TH DAY OF AUGUST, 2005 IN INSTRUMENT NO. 20050809-0093813, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 1116 Ardee Avenue Nashville TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of September, 2007.

Melissa K. Kennedy by Vicky V. Davis, her attorney in fact

Melissa K. Kennedy by Vicky V. Davis, her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Vicky V. Davis,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Melissa K. Kennedy,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 27th day of September, 2007.

MY COMMISSION EXPIRES NOV 22, 2010

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER