WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 212,900.00 Marie Ellis Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **2nd** DAY OF **January, 2008** Notary Public MY COMMISSION EXPIRES: 10/20/10 (AFFIX SEAL)

LEWIS BOONER MCCOY NOTARY PUBLIC STATE OF TENNESSEE CHATHAM COUNTY

Davidson County DEEDWARR
Recvd: 01/11/08 14:06 2 pgs
Fees:13.00 Taxes:787.73

20080111-0003641

WARRANTY DEED

This Instrument Prepared By:

Commerce Union Title, LLC

100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075

File # 07-120016

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Devon C. Berry Pendergrass and Justin Andrew Pendergrass	SAME	**126-15A-96.00CO**
(NAME) **7737 Daniel Trace**	(NAME)	
(ADDRESS) **Nashville.TN 37221**	(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, **Daniel Meng,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Devon C. Berry Pendergrassand Justin Andrew Pendergrass, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 115, SECTION TWO, BOONE TRACE AT BILTMORE, as shown on plat of record in Plat Book 9700, Pages 316 and 317, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Daniel Meng by Warranty Deed from Preston J. Elliott and wife, Christine C. Elliott, recorded on the 22nd day of October, 2003 in Instrument No. 20031022-0156478, in the Register's Office of Davidson County, Tennessee.

Bridgett Meng, spouse of Daniel Meng, joins in the execution of this instrument for the purpose of conveying her marital interest to said property.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **7737 Daniel Trace, 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 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **2nd** day of **January, 2008**.

Daniel Meng

Bridgett Meng

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Daniel Meng and Bridgett Meng** who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1/02/2008.

NOTARY

MY COMMISSION EXPIRES: 3/7/2011

