WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2008.

Notary Public

MY COMMISSION EXPIRES: 10/18/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert B. Williams	SAME	05213010200
(NAME)	(NAME)	
2522 MIAMI AVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20081326

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Pennington Bend Group, LP**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Robert B. Williams, a single person**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Land in the Third, formerly the Second, Civil District of Davidson County, Tennessee, being part of Lot No. 7 on the Map of the Robert Young Farm, as of record in Book 421, Page 40, Register's Office for Davidson County, Tennessee, and more particularly identified as Lot Nos. 39 and 40 on the Plan of the Subdivision of Lot No. 7 of the Robert Young Farm in Pennington Bend, as of record in Book 547, Page 123, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

BEING a portion of the same property conveyed to Pennington Bend Group, L.P. by Quitclaim Deed from Gordon E. Morrow, Sr., Alisa Carol Morrow Burton, Carla Ann Morrow Nixon, Maria Lynn Morrow Murdock, and Gordon E. Morrow, Jr., dated May 15, 1998 and filed of record in Book 11026, Page 782, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 547, Page 123, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as: 2526 Miami Avenue, Nashville, TN 37214

(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, his/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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Davidson County DEEDWARR
Recvd: 07/18/08 13:54 2 pgs
Fees:13.00 Taxes:185.00
20080718-0073927

Witness my hand this 16th day of July, 2008.

Pennington Bend Group, LP

By: Gordon E. Morrow, Sr., General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Gordon E. Morrow, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of Pennington Bend Group, LP, the within name bargainor, a limited partnership, and that he, as such general partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited partnership by himself as general partner.

Witness my hand and official seal this 17 day of July, 2008 at Nashville, Tennessee.

Commission expires:

BETTYE S. KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 14, 2009

Notary Public