(1)

File No. 280700676

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/28/08 09:32 2 pgs
Fees:13.00 Taxes:676.73

20080728-0076629

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 9-19-11
(AFFIX SEAL)

NORA M. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES SEPTEMBER 19, 2011

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph A. Gravelle III	US Bank N.A.	091-07-0-224.00
(NAME) 5109 Kentucky Avenue	(NAME) P. O. Box 7298	
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS) Springfield, OH 45401-7298	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Kimberly D. Pennington, unmarried, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Joseph A. Gravelle III, unmarried, and Jessica L. Roberts, unmarried, hereinafter called the grantee(s), Their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lots Numbers 1018 and 1020, on Plan No. 1 of West Nashville, Block 171, as shown by plat of record in Plat Book 57, pages 74 and 75, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Kimberly D. Pennington, unmarried by special warranty deed from Pinnacle National Bank, of record in Instrument No. 20070905-0106584, Register's Office of Davidson County, Tennessee, dated August 31, 2007.

Taxes for the year 2007 paid and all subsequent years, a lien, not yet due and payable. All prior years are paid.

Subject to all matters as set forth on the plat of record in Plat Book 57, Page 74 and 75, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5109 Kentucky Avenue, Nashville, TN 37209
(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(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hands this 23rd day of July, 2008.

Kimberly D. Pennington

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Kimberly D. Pennington, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 7/23/2008.

Witness my hand at office this 23rd day of July, 2008.

Commission expires: 5 18 10

Notary Public

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 18, 2010

File Number: 280700676

RETURN TO:

Steltemeier & Westbrook, PLLC
3326 Aspen Grove Drive
Suite 604
Franklin, TN 37067