WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/08 08:50 2 pg:
Fees:13.00 Taxes:3330.00

20080801-0078711

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas T. Pennington	Thomas T. Pennington	Map 104-13
(NAME) 301 Bowling Avenue	(NAME) 301 Bowling Avenue	Parcel 101
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(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, I, **ILENE BERNS, TRUSTEE OF THE ILENE BERNS TRUST A/K/A THE ILENE FAYE BERNS TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS T. PENNINGTON AND WIFE, KATHRYN H. 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, more particularly described as follows:

BEING the northerly 70 feet of Lot No. 2 of Block "K" on the Map of The Whitland Realty Company's Subdivision, of record in Book 332, Page 141, Register's Office for Davidson County, Tennessee, and Lot "A" on the Map showing Second Subdivision of Lot Nos. I and 12 of Block "K", The Whitland Realty Company's Subdivision, of record in Book 547, Page 17, Register's Office for Davidson County, Tennessee, being the South half of Lot No. I of said Block "K", southerly one-half of unnamed street as shown on Map of Second Subdivision of Lot Nos. 7 and 8, Block "J", and Lot Nos. 1 and 12, Block "K", The Whitland Realty Co.'s Subdivision of record in Book 547, Page 17, said Register's Office, and closed by Metropolitan County Council Bill No. 68-632 and recorded in Book 4289, Page 84, said Register's Office.

Said northerly part of Lot No. 2 fronts 70 feet on the westerly side of Bowling Avenue, formerly Whitland Avenue, and runs back between parallel lines 180 feet to the East line of Lot No. 11.

SAID Lot "A" fronts 50 feet on the westerly side of Bowling Avenue, formerly Whitland Avenue, and runs back between parallel lines with the southerly margin of a 50-foot street 180 feet to the East line of Lot "B"; said Lot "A" and the northerly pan of Lot No. 2 adjoin each other and make one lot fronting 120 feet on said Whitland Avenue.

SAID southerly one-half of closed unnamed street fronts 25 feet on the westerly margin of Bowling Avenue, Whitland Avenue, and extends back between parallel lines 180 feet to a dead line in the rear.

Being the same property conveyed to Ilene Berns, Trustee of The Ilene Berns Trust by deed from David Wayne Hudgens and wife, Pia Agostini Hudgens, of record in Instrument #20050418-0042424, re-recorded in Instrument #20050627-0073143, said Register's Office.

This conveyance is subject to (a) 2008 real property taxes; and (b) all matters appearing on the plan of record in Book 332, page 141 and Book 547, page 17, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 301 Bowling Avenue, Nashville, Tennessee 37205

(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 my hand this 31 day of July, 2008.

Ilene Berns, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Ilene Berns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The Ilene Berns Trust a/k/a The Ilene Faye Berns Trust, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 29th day of July, 2008.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

Notary Public