Dav. Co. File Box 8

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/18/08 13:49 2 pgs
Fees:13.00 Taxes:6271.50

20080818-0084675

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,695,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen C. Scarpero	SunTrust Mortgage, Inc.	Map 104-9
(NAME)	(NAME)	
3704 Richland Avenue	P. O. Box 79041	Parcel 62
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Baltimore, MD 21279-0041	
(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, **THOMAS T. PENNINGTON AND WIFE, KATHRYN H. PENNINGTON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN C. SCARPERO AND WIFE, HARRIETTE M. SCARPERO,** 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, being Lot No. 159 and the westerly one-half of Lot No. 157 of Block 8, Division "A" on the Map of Richland Realty Company's Subdivision of record in Plat Book 161, page 151, Register's Office for Davidson County, Tennessee, which plan shows property divided into blocks but not into lots. According to an unregistered printed copy of said plan showing said blocks divided into lots, said Lot No. 159 and the westerly one-half of Lot No. 157 adjoin and front together 75 feet on the northerly side of Richland Avenue and run back between parallel lines, parallel with and 125 feet west of the westerly margin of Craighead Street, 192.5 feet to an alley.

Being the same property conveyed to THOMAS T. PENNINGTON AND WIFE, KATHRYN H. PENNINGTON, by deed from Sheridan Thomas Hester, a single person, of record as Instrument No. 20040223-0020248, said Register's Office.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Book 161, page 151, said Register's Office; and (c) restrictive covenants of record in Instrument #20050802-0090440, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3704 Richland 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 our hands this 15th day of August, 2008.

Thomas T. Pennington

Kathryn H. Pennington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas T. Pennington and Kathryn H. Pennington, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of August, 2008.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Notary Public