RETURN TO:
Smith Pitts, PLC
5210 Maryland Way, St 201
Brentwood, TN 37027

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/26/08 13:15 2 pgs
Fees:13.00 Taxes:270.20
20081126-0115878

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$73,026.00**

Michelle Mangrum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF NOVEMBER, 2008.

MARIE W. ASSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Marie Wasson
Notary Public

MY COMMISSION EXPIRES: 8/3/09 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher J. Penney **and** **Fiona M. Penney**	SAME	**081.06 0 318 00**
(NAME) **1715 Cass Street**	(NAME)	
(ADDRESS) **Nashville, TN 37208**	(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, **James Roberts married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher J. Penney, and Fiona Penney husband and wife**, 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:

BEING the easterly 22 feet of Lot No. 20, of all of Lot No. 21 on the westerly 7 feet of Lot No 22 on the Map A, C Dudley's Subdivision, of record in Book 161, Page 10, Register's Office for Davidson County, Tennessee

SAID Lots and parts of said lots adjoin and front together 79 feet on the southerly side of Cass Street and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to James Roberts by Substitute Trustee's Deed from Nationwide Trustee Services, dated September 15, 2008 of record in Instrument No. 20080916-0094653, in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☒ property, known as **1715 Cass Street, Nashville, TN 37208**

(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 24th day of November, 2008.

James Roberts

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **James Roberts, married** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the personswho executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 24th day of November, 2008.

Commission expires: 5/23/2009

I. Dyke Tatum

Notary Public

I. DYKE TATUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009