THIS INSTRUMENT PREPARED BY
A Title Quest
25 Century Blvd, Ste 405
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20090044917 DEEDWARR
Recvd: 07/06/09 09:49 2 pgs
Fees:13.00 Taxes:518.00
20090706-0062370

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Preston Penn and Sara Penn	SAME	
(NAME)	(NAME)	07513009300
5017 Bonnaside Dr	SAME	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of One ($1.00), cash in hand paid, by the hereinafter named Grantor(s), and other and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I / we Jimmy Wayne Dillard and wife Kathryn L. Dillard, have this day bargained and sold do hereby transfer and convey all my right, title and interest to Preston Penn and wife Sara Penn, the Grantee(s) herein, their heirs and assigns, the following described tract and/or parcel of land in Davidson County, Tennessee, described as follows, to wit;

Being Lot(s) No. 321, as shown on the map entitled the Plan of Hermitage Hills, Section IV, of record in Plat Book 2900, page 136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James E. Trigg and wife, Anita F. Trigg, by Deed from Richard C Wolke, dated 1/13/1988, recorded in Book 7456, Page 88, Register's Office for Davidson County, Tennessee. Being further conveyed to Federal National Mortgage Association by Substitute Trustee's Deed, from Priority Trustee Services of TN, LLC, dated 10/4/2007, and recorded in Instrument No. 20071017-0123054, Register's Office for Davidson County, Tennessee. Being further conveyed to Jimmy Wayne Dillard, and wife, Kathryn L. Dillard, by Deed from Federal National Mortgage Association aka Fannie Mae, dated 2/22/2008, and recorded in Instrument No. 20080226-0018663, Register's Office for Davidson County, Tennessee.

Improved property known as:
Tax ID# 07513009300
5017 Bonnaside Dr
Hermitage, TN 37076

Subject to all matters appearing of record in Plat Book 2900, page 136, Registers Office for Davidson County, Tennessee.

Subject to all restrictions of record in Book 3181, page 587, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest belonging to the said Granto(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 fee simple, have 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 our hand this 30th day of June, 2009,

Jimmy Wayne Dillard

Kathryn L. Dillard

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, Jimmy Wayne Dillard and Kathryn L. Dillard, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office this 30TH day of June, 2009.

Notary

MATTHEW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2011

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is

$140,000.00

Affiant

Subscribed and sworn to before me this the 30th day of June , 2009.

(Affix Seal) *Notary Public*

My commission expires:

MATTHEW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2011