BILL GARRETT, Davidson County
Trans:T20090065746 DEEDWARR
Recvd: 09/28/09 10:05 2 pgs
Fees:13.00 Taxes:610.50

20090928-0089653

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of September, 2009.

Notary Public

MY COMMISSION EXPIRES: November 30, 2009.

(AFFIX SEAL)

TRENT LEHMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Big M's, LLC		071-070-243.00
(NAME) 4467 Pecan Valley	(NAME) NEW OWNER	
(ADDRESS) Nashville, TN 37218	(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,

ELAINE R. PENNINGTON, AND WIFE FAYE GILMORE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BIG M'S, LLC,

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 the 5th Civil District of said County, being Lot Number 1 on the plan of E.A. Robertson Subdivision

Said Lot Number 1 fronts 170 feet on the westerly side of Dickerson Road and runs back between lines 250 feet on the southerly line and 250.77 feet on the northerly line to a deadline in the rear on which it measure 155.88 feet.

Being the same property conveyed to Elaine R. Pennington and Faye Gilmore by QuitClaim Deed from E. C. Pennington and Louise Kerrigan dated March 5, 1999 and recorded September 1, 2009 in Instrument No. 20090901-0081970, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to E. C. Pennington and wife, Louise Pennington by Installment Deed from E.A. Robertson, Jr., Frank E. McCown, Sr., James H. Rees, and John R. Engelman dated November 29, 1978 and recorded December 15, 1978 in Bok 5375, Page 540; said Installment Deed was corrected in Instrument of Correction dated January 29, 1980 and recorded February 22, 1980 in Book 5569, Page 235, all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1800 Dickerson Pike, Nashville, TN 37207

(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/our hand(s) this 11th day of September, 2009.

Elaine R. Pennington

Faye Gilmore

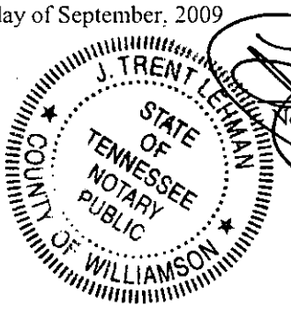
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elaine R. Pennington, and wife Faye Gilmore, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at on this 11th day of September, 2009

Commission expires: November 30, 2009



Notary Public