WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100029960 DEEDWARR
Recvd: 05/18/10 15:04 2 pgs
Fees:13.00 Taxes:1716.80
20100518-0038394

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $464,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2010.

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
Kathrine Alana Thomason	Pinnacle National Bank	
(NAME)	(NAME)	118-1-388
2502 9th Avenue South	211 Commerce Street Ste 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37201	
(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, **KELVIN PENNINGTON, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHRINE ALANA THOMASON, AN UNMARRIED WOMAN,** 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 part of Lot No. 25 on the Montrose Park Subdivision, recorded in Book 547, page 25, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the northerly point on 9th Avenue South, of Lot No. 13, being the common corner of Lots 13 and 25, running along 9th Avenue South in a northerly direction 60 feet, thence easterly, parallel to the dividing line of Lots 13 and 25, 190 feet, more or less, to a point, which is the dividing line of Lots 25 and 24, thence southerly along the dividing line of Lots 25, 24 and 14 to the northeasterly corner of Lot 13, and thence westerly along the dividing line of Lots 13 and 25, 201 feet, to the point of beginning.

Being the same property conveyed to Kelvin Pennington by deed from Beverly A. Pointer Bell, Executrix of the Estate of Susie Lee Riley, dated April 16, 2008, of record as Instrument No. 20080424-0042124, Register's Office for Davidson County, Tennessee.

Together with an easement for a sewer line by Grant of Easement of record as Instrument No. 20100324-0021868, Register's Office for Davidson County, Tennessee.

This is not the principal place of residence of the Grantor named herein.

This conveyance is subject to (a) 2010 real property taxes; and (b) all matters appearing on the plan of record in Book 547, page 25, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2502 9th Avenue South, Nashville, TN 37204

(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 11th day of May, 2010.

Kelvin 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 Kelvin Pennington, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of May, 2010.

Kevin D. Montgomery Notary Public

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

My Commission Expires NOV. 7, 2011