WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100043438 DEEDWARR
Recvd: 07/15/10 13:14 2 pgs
Fees: 13.00 Taxes: 411.07
20100715-0055582

LaTrece McAdoo State of Tennessee Notary Public My Comm. Exp. xx/xx/14 Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Box 13
#15735

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janelle B. Penfield	PrimeLending, A PlainsCapital Company	09416000200
(NAME)	(NAME)	
1510 Spence Court	18111 Preston Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37210	Dallas, TX 75252	
(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, Victor Hazelwood, Trustee of The Lexx Ferrin Land Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janelle B. Penfield unmarried, 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 all of Lot No. 24, on the plan of Spence Circle, of record in Plat Book 1424, page 62, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Victor Hazelwood, Trustee of the Lexx Ferrin land Trust, by deed of record in Instrument No. 20100420-0029685, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1510 Spence Court, Nashville, TN 37210

(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 30th day of June, 2010.

Victor Hazelwood, Trustee of The Lexx Ferrin Land Trust

By: _____, Trustee

Victor Hazelwood, Trustee of The Lexx Ferrin Land Trust

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Victor Hazelwood with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of The Lexx Ferrin Land Trust and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of The Lexx Ferrin land Trust by himself as Trustee.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2010.

Commission expires:

_____

Notary Public

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County