BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100059292 DEEDWARR
Recvd: 09/21/10 09:47 2 pgs
Fees:13.00 Taxes:5180.00
20100921-0074970

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRISTINE L. LIND, NOTARY PUBLIC, STATE OF TENNESSEE, SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Michael Morgan,Trustee	J. Michael Morgan,Trustee	Map 104-13
(NAME) 301 Bowling Avenue	(NAME) 301 Bowling Avenue	Parcel 101
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(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, **THOMAS T. PENNINGTON AND WIFE, KATHRYN H. PENNINGTON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J. MICHAEL MORGAN,TRUSTEE OF THE BOWLING TRUST DATED SEPTEMBER 20th 2010,** 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, more particularly described as follows:

BEING the northerly 70 feet of Lot No. 2 of Block "K" on the Map of The Whitland Realty Company's Subdivision, of record in Book 332, Page 141, Register's Office for Davidson County, Tennessee, and Lot "A" on the Map showing Second Subdivision of Lot Nos. I and 12 of Block "K", The Whitland Realty Company's Subdivision, of record in Book 547, Page 17, Register's Office for Davidson County, Tennessee, being the South half of Lot No. I of said Block "K", southerly one-half of unnamed street as shown on Map of Second Subdivision of Lot Nos. 7 and 8, Block "J", and Lot Nos. I and 12, Block "K", The Whitland Realty Co.'s Subdivision of record in Book 547, Page 17, said Register's Office, and closed by Metropolitan County Council Bill No. 68-632 and recorded in Book 4289, Page 84, said Register's Office.

Said northerly part of Lot No. 2 fronts 70 feet on the westerly side of Bowling Avenue, formerly Whitland Avenue, and runs back between parallel lines 180 feet to the East line of Lot No. 11.

SAID Lot "A" fronts 50 feet on the westerly side of Bowling Avenue, formerly Whitland Avenue, and runs back between parallel lines with the southerly margin of a 50-foot street 180 feet to the East line of Lot "B"; said Lot "A" and the northerly pan of Lot No. 2 adjoin each other and make one lot fronting 120 feet on said Whitland Avenue.

SAID southerly one-half of closed unnamed street fronts 25 feet on the westerly margin of Bowling Avenue, Whitland Avenue, and extends back between parallel lines 180 feet to a dead line in the rear.

Being the same property conveyed to Thomas T. Pennington and wife, Kathryn H. Pennington by deed from Ilene Berns, Trustee of The Ilene Berns Trust of record in Instrument #20080801-0078711, said Register's Office.

This conveyance is subject to (a) 2009 real property taxes; and (b) all matters appearing on the plan of record in Book 332, page 141 and Book 547, page 17, said Register's Office.

RETURN TO:
PREMIER ESCROW
4301 HILLSBORO RO[illegible]STE 300
NASHVILLE, TN 37215

unimproved ☐

This is improved ☒ property, known as 301 Bowling Avenue, Nashville, Tennessee 37205

(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 our hands this 20th day of September, 2010.

* Thomas T. Pennington,
By: Kathryn H. Pennington, atty-in-fact

Thomas T. Pennington By Kathyrn H. Pennington, Attorney in Fact

* Kathryn H. Pennington

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

Witness my hand and official seal at Nashville, Tennessee this 20th day of September, 2010.

Commission expires:

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

My Commission Expires NOV. 7, 2011

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of September, 2010, before me personally appeared Kathryn H. Pennington, to me known to be the person who executed the foregoing instrument on behalf of Thomas T. Pennington and acknowledged that she executed the same as the free act and deed of Thomas T. Pennington.

Witness my hand and official seal at Nashville, Tennessee this 20th day of September, 2010.

Commission expires:

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

My Commission Expires NOV. 7, 2011

Notary Public