BILL GARRETT, Davidson County
Trans:T20100060800 DEEDWARR
Recvd: 09/27/10 14:41 2 pgs
Fees:13.00 Taxes:161.88

20100927-0076826

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,750.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF September, 2010.

Notary Public

MY COMMISSION EXPIRES:

CHARLES SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 3, 2012

(AFFIX SEAL)

R-JTG-10-2516A

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmie L. Greenway, Jr.	Jimmie L. Greenway, Jr.	
1761 Hickory Trace Drive (ADDRESS)	1761 Hickory Trace Drive (NAME) (ADDRESS)	
Gallatin, TN 37066 (CITY) (STATE) (ZIP)	Gallatin, TN 37066 (CITY) (STATE) (ZIP)	52-13-106.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PENNINGTON BEND GROUP, L.P., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JIMMIE L. GREENWAY, JR. AND MONICA V. GREENWAY, HUSBAND AND WIFE , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 43, MAP SHOWING SUBDIVISION OF PART OF LOT NO. 7 IN SUBDIVISION OF THE ROBERT YOUNG FARM IN PENNINGTON'S BEND, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 547, PAGE 123, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO PENNINGTON BEND GROUP, L.P. BY QUITCLAIM DEED FROM GORDON E. MORROW, SR., ALISA CAROL MORROW BURTON, CARLA ANN MORROW NIXON, MARIA LYNN MORROW MURDOCK, AND GORDON E. MORROW, JR., RECORDED ON THE 20TH DAY OF JULY, 1998 IN BOOK 11026, PAGE 782, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS, ALL MATTERS SET FORTH ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 140, BOOK 547, PAGE 123; EASEMENT OF RECORD IN BOOK 8876, PAGE 964 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved (X)

This is improved ( ) property, known as 2516 Miami Avenue, Nashville, Tennessee 37214
(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 GRANTEE(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 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 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 my/our hand(s) this 16th day of September, 2010.

Pennington Bend Group, L.P.

BY: _____

Maria H. Murdock
Managing General Partner

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of September, 2010, before me personally appeared Maria H. Murdock to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Managing General Partner of Pennington Bend Group, L.P., the within named bargainor, a partnership, and that she as such Managing General Partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of September, 2010.

Notary Public

My Commission Expires:



My Commission Expires JULY 3, 2012

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903