WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100062905 DEEDWARR
Recvd: 10/05/10 11:09 2 pgs
Fees:13.00 Taxes:1291.30
20101005-0079543

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00

Courtney Dossey
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4/3/2012

(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
Kevin R. Lorenz	Pinnacle Bank	118 01 0 10N
(NAME)	(NAME)	
2500-B 9th Ave. South	1503rd Ave. S Ste 900	4.00 CO
(ADDRESS)	(ADDRESS)	out of
Nashville, TN 37204	Nashville TN 37201	118-01 387
(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 **KEVIN R. LORENZ AND WIFE, ANGELA M. LORENZ,** 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 Unit D Cottage Cove Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Cottage Cove Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20100324-0021870, as amended in Instrument No. 20100903-0070461, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Cottage Cove Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in No. 20100324-0021870, as amended in Instrument No. 20100903-0070461, and ByLaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Units.

Being part of the same property conveyed to Kelvin Pennington by deed from Annie P. Sykes, Life Tenant, Margaret Sykes, Widow of John William Sykes, Lynn Sherry Moore, Loleta Lockridge, Teresa Wiggins, Tish Denise Hendrix and Tish Denise Hendrix, Guardian for Jerome Hendrix, a Minor, of record as Instrument No. 20071211-0142971, Register's Office for Davidson County, Tennessee, dated December 6, 2007.

This conveyance is subject to (a) 2010 real property taxes; (b) all matters appearing on the plan of record in Book 547, page 25, said Register's Office; (c) restrictive covenants of record in Instrument No. 20100324-0021870, as amended in Instrument No. 20100903-0070461, said Register's Office; (d) Charter for Cottage Cove Townhomes in Instrument No. 20100324-0021869, Register's Office; and (e) Grant of Easement in Instrument 20100324-0021868, said Register's Office.

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

unimproved ☐

This is improved ☒ property, known as 2500-B 9th Ave. 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 30th day of September, 2010.

Kelvin Pennington

By: Kevin Montgomery, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin Montgomery, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kelvin Pennington, and who acknowledged that he executed the same as the free act and deed of Kelvin Pennington.

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

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

Notary Public