THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10070734** BILL GARRETT, Davidson County Trans:T20100063354 DEEDWARR Recvd: 10/06/10 13:32 2 pgs Fees:13.00 Taxes:1794.50 20101006-0080108	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $485,000.00. Affiant Subscribed and sworn to before me, this 27th day of September, 2010. Notary Public My Commission Expires: 11/26/10 Kate Rosenthal State of Tennessee Notary Public County of Sumner

WARRANTY DEED

Address New Owner: Jessica A. Stewart and Jon R. Stewart 2412A 9th Avenue South Nashville TN 37204	Send Tax Bills To: SunTrust Mortgage, Inc. 401 Commerce Street #6100 Nashville, TN 37219	Tax Information: Tax Parcel ID No. 11801046800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **J. Kelvin Pennington, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jessica A. Stewart and Jon R. Stewart, Wife and Husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1, FINAL PLAT OF COTTAGE COVE SUBDIVISION, RESUBDIVISION OF LOT 14, PLAN OF EDGAR C. ALLEN SUBDIVISION OF LOT NO. 7 W.W. HENREY'S TRACT, as shown on plat of record in Instrument No. 20090522-0047200 and revised in Instrument No. 20100802-0060612, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the property conveyed to J. Kelvin Pennington by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, recorded on the 30th day of July, 2007 in Instrument No. 20070730-0090123, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT OF COTTAGE COVE SUBDIVISION, RESUBDIVISION OF LOT 14, PLAN OF EDGAR C. ALLEN SUBDIVISION OF LOT NO. 7 W.W. HENREY'S TRACT;
Easement for 15-inch sewer, recorded in Book 1092, Page 189, confirmed in Book 1101, Page 674;
Restrictive Covenant for Mother-in-Law Apartment as set forth in instrument recorded in Instrument No. 20020920-0114805.

Subject property is not the principal marital residence of Grantor.

This is improved property located at 2412A 9th Avenue South Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of September, 2010.

X _____
J. Kelvin Pennington

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, J. Kelvin Pennington, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of September, 2010.

_____
Notary Public

My Commission Expires: _____

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011