WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100080815 DEEDWARR
Recvd: 12/23/10 10:16 2 pgs
Fees:13.00 Taxes:1916.23
20101223-0102112

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $517,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 9-8-2013
(AFFIX SEAL)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

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
Christopher Scott Aycock	Plus Relocation Mortgage, LLC	
(NAME)	(NAME)	
2412B 9th Avenue South	P. O. Box 20005	118-1-469
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Owensboro, KY 42304-0005	
(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, **J. KELVIN PENNINGTON, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER SCOTT AYCOCK AND SPOUSE, MEITRA KHAZAELI AYCOCK,** 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 Lot No. 2 on the Final Plat, Cottage Cove Subdivision, of record as Instrument No. 20100802-0060612, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to J. Kelvin Pennington by deed from Federal National Mortgage Association aka Fannie Mae, of record as Instrument No. 20070730-0090123, Register's Office for Davidson County, Tennessee. Together with and subject to a Joint Driveway Easement of record in Document No. 20101223-0102111, Register's Office for Davidson County, Tennessee.
This conveyance is subject to (a)Taxes for 2011 and subsequent years (b) all matters appearing on the plan of record as Instrument No. 20100802-0060612, said Register's Office. A Joint Driveway Easement of record in Document No. 20101223-0102111, Register's Office for Davidson County, Tennessee.
This is not the principal place of residence of the Grantor named herein or his spouse.

unimproved ☐

This is improved ☒ property, known as 2412B 9th Avenue 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 15th day of December, 2010.

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

Witness my hand and official seal at Nashville, Tennessee this 15th day of December, 2010.

Notary Public

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

My Commission Expires NOV. 7, 2011