BOX 10-A

WARRANTY DEED

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

My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2010.

Notary Public

(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
J. Kelvin Pennington	New Owner	
(NAME)	(NAME)	
629 Post Oak Circle		146-15-50
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **SHERRILL W. HAYES AND WIFE, PAULINE HAYES AKA MARGARET P. HAYES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J. KELVIN PENNINGTON, MARRIED**, 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. 122 on the Plan of Haileywood Estates, Section 7, as of record in Book 2330, page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sherrill W. Hayes and wife, Pauline Hayes by deed from Sam Randall Thompson, Sr. and wife, Elaine H. Thompson, of record in Book 4478, page 170, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2010 real property taxes, which have been paid; and (b) all matters appearing on the plan of record in Book 2330, page 104, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5124 Wilmar Drive, Nashville, TN 37220

(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.

BILL GARRETT, Davidson County
Trans:T20110000657 DEEDWARR
Recvd: 01/04/11 10:11 2 pgs
Fees:13.00 Taxes:621.60

20110104-0000943

Witness our hands this 29th day of December, 2010.

Sherrill W. Hayes

Pauline Hayes aka Margaret P. Hayes

By: _____
Sherrill W. Hayes, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF POLK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherrill W. Hayes, 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 Old Fort, Tennessee this 29th day of December, 2010.

Commission expires: 06/22/2013

Notary Public

M. GONZALEZ
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY

STATE OF TENNESSEE
COUNTY OF POLK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sherrill W. Hayes, 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 Pauline Hayes aka Margaret P. Hayes, and who acknowledged that he executed the same as the free act and deed of Pauline Hayes aka Margaret P. Hayes.

Witness my hand and official seal at Old Fort, Tennessee this 29th day of December, 2010.

Commission expires: 06/22/2013

Notary Public

M. GONZALEZ
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY