THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10121820B** ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $216,000.00. Affiant Subscribed and sworn to before me, this28th day of January, 2011. Notary Public My Commission Expires: ____

BILL GARRETT, Davidson County
Trans:T20110006450 DEEDWARR
Recvd: 02/01/11 13:38 2 pgs
Fees:13.00 Taxes:799.20
20110201-0008931

WARRANTY DEED

Address New Owner: J. Kelvin Pennington 629 Post Oak Circle Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 14608003600

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, **Emily Heather Ezell Flener and husband, Lucas Flener** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **J. Kelvin Pennington**, ("Grantees"), his 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 52, PLAN OF ELYSIAN MEADOWS ADDITION, SECTION TWO, as shown on plat of record in Plat Book 2663, Page 101, as amended in Instrument No. 20040113-0005375, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from June E. Futrell, an unmarried woman to Mark Ezell and wife, Martha Ezell as recorded on the 18th day of April, 2006 in Instrument No. 20060418-0044053; Quitclaim Deed from Mark and Martha Ezell to Emily Heather Ezell, an eleven percent (11%) undivided interest as recorded on the 20th day of December, 2007 in Instrument No. 20071220-0146216; Quitclaim Deed from Mark and Martha Ezell to Emily Heather Ezell, an eleven percent (11%) undivided interest as recorded on the 22nd day of February, 2008 in Instrument No. 20080222-0017678 and Quitclaim Deed from Emily Heather Ezell, twenty-two (22.0%) percent undivided interest to Emily Heather Ezell Flener and husband, Lucas Flener as recorded on the 4th day of November, 2008 in Instrument No. 20081104-0109500, in the Register's Office of Davidson County, Tennessee. Being further conveyed to Emily Heather Ezell Flener and Lucas Flener by Quitclaim Deed of record in Instrument No. 20110201000 8930, in the Register's Office for Davidson County, Tennessee. Luke Flener is one and the same as Lucas Flener.

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.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF ELYSIAN MEADOWS ADDITION, SECTION TWO, as recorded in Plat Book 2663, Page(s) 101 as amended in Instrument No. 20040113-0005375.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2859, Page 403.

This is improved property located at 4809 Merrill Lane Nashville TN 37211.

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 28th day of January, 2011.

Emily Heather Ezell Flener

Luke Flener aka Lucas Flener

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

*aka Lucas Flener

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emily Heather Ezell Flener and Luke Flener, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of January, 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014