Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
11-0057

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 124,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF April, 2011.

Notary Public

Commission Expiration: 5/4/2011

QUENN N. CAVNAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
David R. Pennell	David R. Pennell	082-120-15500
302 Myrtle St.	302 Myrtle St.	
Nashville, TN 37206	Nashville, TN 37206	

WARRANTY DEED

FOR AND IN 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, I,

John Mahoney, married and Charles L. Duncan, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David R. Pennell

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:

Being Lot No. One Hundred Sixty Two (162), on the Map of Neills Browns Addition to East Nashville of record in Book 57, Page 50, Register's Office of Davidson County, Tennessee. Said Lot No. 162 fronts 50 feet on the Westerly side of Myrtle Avenue and Extends Back between parallel line of 170 feet to an alley

Being the same property conveyed to **John Mahoney, married and Charles L. Duncan** on 12/04/2009, by deed from Eric Sox, filed for record on 12/07/2006 in Instrument No. 200912070111478, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as **302 Myrtle Street, Nashville, Davidson County, Tennessee 37206**

THE GRANTOR HEREIN WARRANTS AND COVENANTS THAT THE WITHIN DESCRIBED PROPERTY IS NOT NOW, NOR EVER HAS BEEN THE DOMICILE OR MARITAL RESIDENCE THE GRANTOR OR HIS SPOUSE.

THIS PROPERTY IS NOT THE MARITAL RESIDENCE OF THE GRANTOR OR HIS SPOUSE AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER, OR OTHER MARITAL INTEREST AS CONTEMPLATED BY T.C.A. 260-2-307, OR OTHER SIMILAR STATUTE.

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:T20110024922 DEEDWARR
Recvd: 04/28/11 08:35 2 pgs
Fees:13.00 Taxes:460.65
20110428-0032394

JM CD

Witness my hand this 25th day of April, 2011.

John Mahoney

Charles L. Duncan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Mahoney, married and Charles L Duncan, married, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of April, 2011.

Notary Public

Commission Expiration:

My Commission Expires
May 20, 2014

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY