BILL GARRETT, Davidson County
Trans:T20110040726 DEEDWARR
Recvd: 07/07/11 11:44 2 pgs
Fees:13.00 Taxes:417.73
20110707-0052013

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,900.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June, 2011.

Notary Public
MY COMMISSION EXPIRES: 5-20-14

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
SHELLENA DAVETTA BURTON	Franklin American Mtg.	073-13-0/211.00
(NAME)	(NAME)	
2610 HIGHVIEW DRIVE	501 Corporate Centre Dr. #400	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, NITA LA RUE PENNINGTON, A MARRIED WOMAN, JUDI DIANNE LA RUE, A SINGLE WOMAN AND SHELLEY NICOLE FLOYD WILLIAMS, A MARRIED WOMAN, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHELLENA DAVETTA BURTON, A SINGLE WOMAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 29 ON THE MAP OF DUGGER HEIGHTS, SECTION III, AS OF RECORD IN BOOK 1835, PAGE 54, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE,

SAID LOT NO. 29 FRONTS 98.2 FEET ON THE SOUTHERLY SIDE OF HIGHVIEW DRIVE AND RUNS BACK 210.2 FEET ON THE EAST LINE AND 189 FEET ON THE WEST LINE TO A DEAD LINE, MEASURING 68.7 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO NITA LA RUE PENNINGTON, JUDI DIANNE LA RUE AND SHELLEY NICOLE FLOYD WILLIAMS BY QUITCLAIM DEED RECORDED ON JUNE 28, 2010 OF RECORD IN INSTRUMENT NO. 20100628-0050126, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

NONE OF THE GRANTORS HAVE EVER RESIDED AT THE PROPERTY AS THEIR PERSONAL RESIDENCE.

This is improved property, known as 2610 HIGHVIEW DRIVE, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and

that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 30th day of June, 2011.

Nita LaRue Pennington
NITA LA RUE PENNINGTON

Judi LaRue
JUDI DIANNE LA RUE

Shelley Nicole Floyd Williams
SHELLEY NICOLE FLOYD WILLIAMS
BY: NITA LA RUE PENNINGTON, ATTORNEY IN FACT
By: Nita LaRue Pennington

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, NITA LA RUE PENNINGTON AND JUDI DIANNE LA RUE, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 30th day of June, 2011.

NOTARY PUBLIC
My commission expires: 9-18-12

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, NITA LA RUE PENNINGTON AS ATTORNEY IN FACT FOR SHELLEY NICOLE FLOYD WILLIAMS, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 30th day of June, 2011.

NOTARY PUBLIC
My commission expires: 9-18-12

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY