BILL GARRETT, Davidson County
Trans:T20110049612 DEEDWARR
Recvd: 08/12/11 14:52 1 pgs
Fees:13.00 Taxes:148.37
20110812-0062468

This instrument prepared by:
Leon Sharber, Attorney-at-Law
1443 Memorial Blvd
Murfreesboro, TN 37129

Warranty Deed

Address of New Owner(s):	Send tax bills to:	Map - Parcel:
Alan Pennington 487 Brentlawn Dr. Nashville, TN 37220	Same	161-11A/165

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **R.D. STEIN, ADMINISTRATOR, C.T.A. FOR THE ESTATE OF LEWIS C. GARBER** (Grantor) has this day bargained and sold, and does hereby transfer and convey to **ALAN PENNINGTON** (Grantee) his successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 165 on the Plan of Huntington Ridge Townhouses of record in Book 4675, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed decription.

Being the same property conveyed to the Trustee of the Garber Revocable Living Trust and any Successors in Trust by deed dated June 8, 1999, and recorded August 17, 1999, in the Register's Office for Davidson County, Tennessee, in Book 11623, Page 388, and being the same property ordered to be sold by the Seventh Circuit Court of Davidson County, Tennessee, Case No. 10P-924. Said Order provides that R.D. Stein, Administrator C.T.A. is authorized to execute all closing documents.

This is improved property known as 316 Huntington Ridge Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 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 the 9th day of August, 2011.

R. D. Stein, ADMIN

R. D. Stein, Administrator C.T.A
For the Estate of Lewis C. Garber

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF AUGUST, 2011.

Notary Public

My Commission expires: 2/18/13

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, **R.D. STEIN, ADMINSTRATOR C.T.A** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this the 9th day of August, 2011.

NOTARY PUBLIC

My commission expires: 2/18/13

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE