WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/22/11 14:29 2 pgs
Fees:13.00 Taxes:155.40
20110822-0064881

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$42,000.00.**

Affiant

Subscribed and sworn to before me this 19th day of August, 2011.

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 309 April Lane Trust	SAME	161-04-0-052.00
P.O. Box 791		
Joelton, TN 37081		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John Marvin Pendleton**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **The 309 April Lane Trust, L&O Farms, FLP, as Trustee**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 12 on the Map of April Lane Subdivision, of record in Book 2330, page 132, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 12 front 70 feet on the southerly side of April Lane and extends back between lines 195.4 feet on the easterly line and 193 feet on the westerly line to a dead line in the rear measuring 70 feet thereon.

Being the same property conveyed to John B. Pendleton, Jr. and wife Ora Jean Pendleton, by deed from , on February 23, 1994, of record in Book 9256, page 583, Register's Office for Davidson County, Tennessee. The said Ora Jean Pendleton having died leaving property to John B. Pendleton, Jr. by right of survivorship. John B. Pendleton died testate on November 23, 2008 and his Last Will and Testament was admitted to probate on the 18th day of December, 2008, by the 7th Circuit Court of Davidson County, Tennessee, Probate Division assigned Docket No. 089-1885 with said Will being of record in the Probate Court Clerk's Office. The Will contained specific bequest of 309 April Lane, Nashville, Tennessee 37211 to John Marvin Pendleton. Probate Case has since been satisfied and closed. Conveyance further reflected to John Marvin Pendleton in Affidavit of Heirship of record in Instrument Number 20090313-0022854, said Register's Office.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2330, page 132, Register's Office Davidson County, Tennessee.

This is improved property known as: **309 April Lane, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS our hands this August 19, 2011.

John Marvin Pendleton
John Marvin ~~Pendleton~~ Pendleton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John Marvin Pendleton** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 19, 2011

My commission expires 7/6/15

Notary Public

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY