Box 10-B

BILL GARRETT, Davidson County
Trans:T20110054623 DEEDWARR
Recvd: 09/02/11 13:34 2 pgs
Fees:13.00 Taxes:216.45
20110902-0068361

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2ND DAY OF SEPTEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: May 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ENTRUST TENNESSEE FBO HOLLY NEUMAIER IRA	**SAME**	**072-04-0-261.00**
(NAME) **750 OLD HICKORY BLVD., STE. 150, BLDG. TWO**	(NAME)	
(ADDRESS) **BRENTWOOD, TN 37027**	(ADDRESS)	
(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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOHN PENNINGTON AND GEORGE WILLIAM PENNINGTON, BEING ALL THE HEIRS AT LAW OF DOROTHY PENNINGTON A/K/A DOROTHY JUNE PENNINGTON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ENTRUST TENNESSEE FBO HOLLY NEUMAIER IRA**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 14 of Block E on the Map of Country Club Estates, of record in Plat Book 843, page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to J. V. Pennington and wife, Dorothy Pennington from Don C. McInturff and wife, Margaret S. McInturff by deed dated January 20, 1953 of record in Book 2106, page 601, Register's Office for Davidson County, Tennessee. The said J. V. Pennington predeceased Dorothy Pennington. Dorothy Pennington died March 30, 2011 leaving as her sole heirs at law, John Pennington and George William Pennington. See Affidavit of Heirship as to the Heirs at Law of Dorothy June Pennington being recorded simultaneously herewith of record in Instrument No. 20110902-0068359, said Register's Office.

See General and Durable Power of Attorney for George William Pennington being recorded simultaneously herewith of record in Instrument No. 20110902-0068360, said Register's Office.

This conveyance is subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4190, page 993, said Register's Office.

THIS IS NOT THE PRINCIPAL RESIDENCE OF EITHER OF THE GRANTORS.

unimproved ( )
This is improved(X) property, known as **1428 JANIE AVENUE, NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 2nd day of September, 2011.

JOHN PENNINGTON

× George William Pennington
By Jeffrey Bryant Pennington
Attorney in Fact for George William Pennington

GEORGE WILLIAM PENNINGTON
By: Jeffrey Bryant Pennington, Attorney in Fact for George William Pennington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of September, 2011, before me personally appeared Jeffrey Bryant Pennington, Attorney-in-Fact for George William Pennington, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of George William Pennington, and who acknowledged that he executed the same as the free act and deed of George William Pennington.

Witness my hand and official seal at office this 2nd day of September, 2011.

My commission expires: **May 5, 2015**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Pennington**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 2nd day of September, 2011.

My commission expires: **May 5, 2015**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Lee A. Cohen
Notary Public