WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Aisha Hall
Affiant

Subscribed and sworn to before me, this 1ST DAY OF NOVEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES:

11-22-2014 (AFFIX SEAL)

MAVERICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn C. Pennington and Heather M. Pennington, husband and wife	SAME Shawn C. Pennington (NAME)	109050D07200CO
1615 Lincoya Bay (ADDRESS)	11250 Pratham Road (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	East Concord, NY 14055 (CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110069123 DEEDWARR
Recvd: 11/03/11 10:08 2 pgs
Fees:13.00 Taxes:395.90
20111103-0085697

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Matthew T. Barber and wife, Rebecca J. Barber, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Shawn C. Pennington and Heather M. Pennington, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 1615 IN THE COTTAGES AT WILLIAMS BEND, A PRIVATE ELEMENT HORIZONTAL PROPERTY REGIME, LOCATED ON LINCOYA BAY DRIVE, NASHVILLE, DAVIDSON COUNTY, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BY-LAWS FOR THE COTTAGES AT WILLIAMS BEND, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN DECLARATIONS OF RECORD IN INSTRUMENT NO. 20040628-0076712, AND SUPPLEMENTARY DECLARATIONS OF RECORD IN INSTRUMENT NO. 20041028-0129585 AND IN INSTRUMENT NO. 20050923-0114373, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS, AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS, AND TENANTS OF THE COTTAGES AT WILLIAMS BEND, A PRIVATE ELEMENT HORIZONTAL PROPERTY REGIME, CONTAINED IN THE SAID DECLARATION, THE PLAN FILED AS EXHIBIT "C" OF THE SUPPLEMENTARY DECLARATIONS APPEARING IN INSTRUMENT NO. 20050923-0114373, SAID REGISTER'S OFFICE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW T. BARBER, AN UNMARRIED MAN, BY DEED FROM 70 SOUTH ASSOCIATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD BY INSTRUMENT NO. 20051201-0144266, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE COTTAGES AT WILLIAMS BEND, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AND BY-LAWS APPENDED THERETO, OF RECORD AFOREMENTIONED, SAID REGISTER'S OFFICE; EASEMENTS AND SETBACK LINES AS SET FORTH ON THE ABOVE PLAN OF RECORD; AND TAXES FOR THE CURRENT YEAR WHICH HAVE BEEN PRORATED AND PAID BY THE GRANTOR THEREIN.

REBECCA J. BARBER JOINS IN THIS CONVEYANCE TO RELINQUISH ANY AND ALL RIGHT, MARITAL HOMESTEAD, OR OTHERWISE, WHICH SHE MAY HAVE IN THE HEREIN DESCRIBED PROPERTY, BY VIRTUE OF HER MARRIAGE TO MATTHEW T. BARBER.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )

WARRANTY DEED
(Continued)

This is improved (X) property, known as 1615 Lincoya Bay Drive, Nashville, TN 37214
(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 my/our hand(s) this 1st day of November, 2011.

Matthew T. Barber

Rebecca J. Barber

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew T. Barber and wife, Becky Barber, the herein bargainor(s), 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, this the 1st of November, 2011.

Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy. West, Ste. 103
Smyrna, TN 37167