BILL GARRETT, Davidson County
Trans:T20120016433 DEEDWARR
Recvd: 03/06/12 10:49 2 pgs
Fees:13.00 Taxes:370.00
20120306-0019514

Prepared by and return to:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $100,000.00

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me, this 2 day of March, 2012.

Notary Public
My commission expires: 11/07/12

07-1202-84714

Address of New Owner:	Send Tax Bills to:	Tax Information
J. Kelvin Pennington ~~4864 Lynn Drive~~ 629 Post Oak Circle ~~Nashville TN 37211~~ Brentwood, TN 37027	New Owner	147-02-0-038

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Martha Shepperson Broadway, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to J. Kelvin Pennington, married, hereinafter called the Grantees, their successors 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. 73 on the Plan of Elysian Park, as of record in Book 2331, Page 32, Register's Office for said County.

Being the same property conveyed to William C. Broadway and wife, Martha Jo S. Broadway, by deed from Kenneth E. Barrow and wife, Ovalia G. Barrow, dated May 27, 1963, recorded May 29, 1963 in Book 3570, Page 237, Register's Office for Davidson County, Tennessee. Martha Shepperson Broadway and William Clay Broadway were divorced by Final Decree of the Third Circuit Court for Davidson County, Tennessee, Docket No. 90130. Said Final Decree divests title out of William Clay Broadway and vests title in Martha Shepperson Broadway. See Final Decree of record in Book 5347, Page 689, said Register's Office.

Martha Jo S. Broadway, Martha Shepperson Broadway, Martha S. Broadway and Martha J. Broadway are all one and the same person.

This instrument is executed pursuant to a Power of Attorney of record in Instrument No. 20120306-0019513, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4864 Lynn Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 2 day of March, 2012.

Martha S. Broadway
Martha J. Broadway

Martha S. Broadway, aka Martha J. Broadway, by Sue A. Schofield, as Attorney-In-Fact

by Sue A. Schofield, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sue A. Schofield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for Martha J. Broadway and that she is authorized by Martha J. Broadway to execute this instrument on her behalf.

Witness my hand in Franklin, TN, this 2 day of March, 2012.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 11/07/12

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY