Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $101,325.00

Rachelle Caudill
Affiant

Subscribed and sworn to before me, ~~this~~ 16th day of March, 2012.

Angela A. Ramsey
Notary Public
My commission expires: 4/23/2014

05-1202-65477

Address of New Owner:	Send Tax Bills to:	Tax Information
Marilyn St. John-Doucette 149 Holly Forest #47 Nashville TN 37221	OWNER 5625 S. HILLVIEW DR. BRENTWOOD TN 37027	142-08-0-A-047

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, John Edward Pennington, devisee under the Will of Harold Thomas Pennington, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Marilyn St. John-Doucette, 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 Townhouse No. 47 on the Plan of Phase I, Coronada Townhome Condominiums, as established by Master Deed of record in Book 4901, Page 679; Book 5202, Page 329; Book 5306, Page 241; Book 5522, Page 675; Book 5869, Page 269; and as shown on the Plan of Record of record in Book 4860, Page 26, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Harold Thomas Pennington by deed from Glenn R. Richman and wife, Pam Richman, dated July 7, 1988, recorded July 8, 1988 in Book 7594, Page 570, Register's office for Davidson County, Tennessee. Harold Thomas Pennington died testate and by Will of record in Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 08P-1780, devised subject property to John Edward Pennington.
>
> 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 149 Holly Forest #47, Nashville, TN 37221

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.

BILL GARRETT, Davidson County
Trans:T20120020080 DEEDWARR
Recvd: 03/20/12 13:51 2 pgs
Fees:13.00 Taxes:374.90
20120320-0023593

WITNESS my hand this 16th day of March, 2012.

John Edward Pennington

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Edward Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 16th day of March, 2012.

Rachelle Caudill
NOTARY PUBLIC
State of Tennessee at Large

My Commission expires 9/22/14

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY