BILL GARRETT, Davidson County
Trans:T20120040900 DEEDWARR
Recvd: 06/04/12 13:44 3 pgs
Fees:18.00 Taxes:2012.80
20120604-0048453

This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Richard L. Pensinger
925 Robertson Academy Rd.
Nashville, Tennessee 37220

SEND TAX BILL TO:

MORTGAGEE:
Pinnacle National Bank
150 3rd Av South
Nashville, Tennessee 37201

MAP 132-13
GROUP
PARCEL 52.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Marilyn D. Williams, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Richard L. Pensinger and Sharon F. Pensinger, husband and wife**, hereinafter called the GRANTEES, 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. 35 on the Plan of Oak Hil Valley, of record in Book 1835, page 15-16, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James R. Williams* and wife, Marilyn D. Williams, by deed dated 05/03/1965 from William W. Harlin, Jr. and wife, Barbara N. Harlin of record in Book 3890, page 667, Register's Office for Davidson County, Tennessee.

*The said James R. Williams has since died, leaving Marilyn D. Williams, surviving spouse, as sole owner.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **925 Robertson Academy Rd., Nashville, Tennessee 37220.**

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **31st** day of **May, 2012.**

Marilyn D Williams

Marilyn D. Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Marilyn D. Williams, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of May, 2012.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/14/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $544,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of May, 2012.

~~R. Francene Kavin~~
NOTARY PUBLIC

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: ~~11/14/2012~~ 7/6/15