SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 06/20/12 11:17 2 pgs
Fees:13.00 Taxes:1184.00
20120620-0054029

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES: 6-19-12

(AFFIX SEAL)

K CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joan Pennington	Tennessee Bank & Trust	158-00-132.00
(NAME) 6315 Hillsboro Pike	(NAME) 4007 Hillsboro Road	
(ADDRESS) Nashville TN 37215	(ADDRESS) Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **TENNESSEE BANK & TRUST, A DIVISION OF FARMERS BANK & TRUST COMPANY, BLYTHEVILLE, ARKANSAS**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOAN M. PENNINGTON, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the City of Nashville, County of Davidson, State of Tennessee, described as follows:

Being Lot 1, Final Plat Brian Jones Subdivision, as shown on plat of record in Instrument No. 20060203-0013952, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the property conveyed to J. Brian Jones and wife, Jennifer D. Jones, by Warranty Deed from Forest Hills Baptist Church, dated March 8, 2004, of record in Instrument No. 20040309-0026600, Register's Office for Davidson County, Tennessee. AND being a portion of the property conveyed to Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, Blytheville, Arkansas, by Successor Trustee's Deed from Bryan D. Spicer, Successor Trustee, dated September 19, 2011, of record in Instrument No. 20110921-0072961, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Property Taxes for the year 2012, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plat of record in Instrument No. 20060203-0013952; Easement for construction of slopes of record in Book 11383, page 130; Permanent easement for construction and maintenance of record in Book 11487, page 548; Easement for grant of anchor easement of record in Book 11499, page 969; Easement for overhang of record in Instrument No. 20070131-0012669 and Instrument No. 20070131-0012670; Permanent easement to City of Forest Hills of record in Instrument No. 20070824-0101730; all of record in the Register's Office Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 6315 Hillsboro Pike, Nashville, TN 37215

(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 GRANTEE, her heirs and assigns forever.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind of character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee has inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on her own judgment

Witness my hand this 18th day of June, 2012.

Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, Blytheville, Arkansas

By: _____
James Kuntz, Senior Vice President of Special Assets/ Operations & H.R.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared James Kuntz, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the Senior Vice President of Special Assets/ Operations & H.R. of Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, Blytheville, Arkansas, the within named bargainor, and that he as such Senior Vice President of Special Assets/ Operations & H.R., being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, Blytheville, Arkansas, by the said James Kuntz as such Senior Vice President of Special Assets/ Operations & H.R.

Witness my hand and official seal at Franklin, Tennessee, this 18th day of June, 2012.

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 09-24-2013

My Commission Expires: _____

_____
Notary Public

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Yvette Meldrum
Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Lampley
Notary's Signature

My Commission Expires: 06/16/2013

JACKIE LAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-16-2013