# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120051323 DEEDWARR
Recvd: 07/12/12 12:35 2 pgs
Fees:13.00 Taxes:3237.50

20120712-0061302

PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203 BOX 50-B RETURN TO:

PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: March 8, 2016

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Circle, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James Gray Sasser | New Owner | |
| (NAME) | (NAME) | 117-8-120 |
| 1522 Ferguson Avenue | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37212 | | |
| (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, **KELVIN PENNINGTON**, MARRIED, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **JAMES GRAY SASSER AND KATHRYN HAYS SASSER, 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. 158 on the Plan of Victoria Place of record in Plat Book 332, page 10, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kelvin Pennington, Married, by deed from Nicole Hare, unmarried, of record in Instrument No. 20111010-0078455, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A 260-2-307 or other similar statute.

This conveyance is subject to (a) 2012 real property taxes; and (b) all matters appearing on the plan of record in Book 332, page 10, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1522 Ferguson Avenue, Nashville, TN 37212

(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 hand this 6th day of July, 2012.

Kelvin Pennington
By: J. Greg Hardeman

STATE OF TENNESSEE

COUNTY OF Davidson

On this 6th day of July, 2012, before me personally appeared J. Greg Hardeman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kelvin Pennington pursuant to a Specific Power of Attorney dated 06/29/2012 and filed of record in Instrument No. 20120712-0061301, in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Kelvin Pennington, as his/her attorney in fact.

Witness my hand and official seal at Nashville, Tennessee this 6th day of July, 2012.

Commission expires: 9/21/2015

Notary Public

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER