File 24302-8

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120069161 DEEDWARR
Recvd: 09/14/12 08:57 2 pgs
Fees:13.00 Taxes:1254.30
20120914-0083404

DIANA AUBIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$339,000.00**

Affiant

Subscribed and sworn to before me, this the 7th day of September, 2012.

Notary Public

My commission expires: November 15, 2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
J. Kelvin Pennington	**New Owner**	**Map104-16-0 Parcel 225-00**
1812 Beechwood Ave.		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John R. Fry, III and wife, Sidney B. Fry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

J. Kelvin Pennington, a married man

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 the westerly one-half of Lot No. 212 on the Belmont Land Co.'s Plan of Lots called "Belmont Heights", as of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

SAID westerly one-half of Lot No. 212 fronts 50.0 feet on the northerly margin of Beechwood Avenue and runs back between parallel lines 189.9 feet to on the West line and 190.5 feet, more or less, on the East line to an alley on which it measures 50.0 feet.

BEING the same property conveyed to John R. Fry, III and wife, Sidney B. Fry, by Warranty Deed dated July 15, 2009 from Timothy F. Netsch and wife, Elizabeth Netsch, of record in Instrument No. 20090716-0066618, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__x__) Unimproved (____) property, known as **1812 Beechwood Ave., Nashville, TN 37212**

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 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/our hand(s) this **7th** day of **September, 2012.**

John R. Fry, III

Sidney B. Fry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **John R. Fry, III and Sidney B. Fry,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **7th** day of **September, 2012.**

Notary Public

My Commission Expires: 2/24/13

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.