BILL GARRETT, Davidson County
Trans:T20130006779 DEEDWARR
Recvd: 01/24/13 13:24 2 pgs
Fees:13.00 Taxes:802.90
20130124-0007928

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Elaine Pennington
33 Lakeshore Court
Old Hickory, TN 37138

MORTGAGEE
None

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 053-12-0
PARCEL 237.00

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 considerations, the receipt of which is hereby acknowledged, I/we, **Martocci Family Limited Partnership DBA Filmar Funding Company,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Elaine Pennington, married,** 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. 3 on the plan of Villas of Lakemeade, Phase Three, of record in Plat Book 9700, Page 68, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Filmar Funding Company, by Quitclaim Deed from Bryant Murphy, dated December 23, 2011 and filed of record in Instrument No. 20120104-0000839, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; easements, covenants conditions and all matters and notes as shown on the plan of record in Book 9700, Page 68, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **33 Lakeshore Court Old Hickory, TN 37138.**

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 our hands this 18th day of January, 2013.

Martocci Family Limited Partnership
DBA Filmar Funding Company

By: Rhonda Martocci
Rhonda Martocci, General Partnership

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

On this 18th day of January, 2013, before me personally appeared Rhonda Martocci, to me known (or proved to me on the basis of satisfactory evidence), to be the General Partner of Martocci Family Limited Partnership DBA Filmar Funding Company and who executed the foregoing instrument as General Partner of Martocci Family Limited Partnership DBA Filmar Funding Company for the purposes therein contained in behalf of Martocci Family Limited Partnership DBA Filmar Funding Company.

Witness my hand and official seal this 18th day of January, 2013.

Dennis R. Spain
NOTARY PUBLIC

DENNIS R. SPAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10-5-15

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $217,000.00.

Elaine Pennington
AFFIANT

Subscribed and sworn to before me this 18th day of January, 2013.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1-5-16