WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/01/13 14:57 3 pgs
Fees:18.00 Taxes:2294.00
20130201-0010934

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: 9/16/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Austin B. Pennington	Same as new owner	116-07-0-032
(NAME)	(NAME)	
1804 Williamson, Ste. 205		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, WE, Robert Frank McAlpine and Hal G. Cato, as joint tenants with right of survivorship, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Austin B. Pennington, unmarried, HEREINAFTER CALLED THE GRANTEE, HIS 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. 15, and the northerly 50 feet of Lot No. 14 and the westerly ½ of a 30 foot Court which lies in the rear of said lots as shown on the Plan of Pendleton & Blair's Subdivision of Lynwood Park, as of record in Plat Book 421, page 45, Register's Office for said County.

Said lot and part of said lot, and part of said Court adjoin and front 250 feet on the easterly side of Lynwood Terrace and run back between parallel lines 240 feet to the center of said Court, which has been closed by an instrument of record in Book 806, page 76, Register's Office for said County.

Being the same property conveyed to ROBERT FRANK MCALPINE AND HAL G. CATO, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from BOB HALEY, of record as Instrument No. 20060411-0041707, dated April 11, 2006, said Register's Office.

This conveyance is subject to: 2013 property taxes which are due and payable but not yet delinquent; all matters appearing on the Plan of Pendleton & Blair's Subdivision of Lynwood Park, of record in Plat Book 421, page 45, Register's Office for said County; and water main easement of record in Book 806, page 76, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 112 Lynnwood Terrace, Nashville, TN 37205
(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, his 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 GRANTEE, his 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 31st day of January, 2013.

Robert Frank McAlpine
By: Paul F. Soper, attorney-in-fact

Hal G. Cato

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, 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 Robert Frank McAlpine, as his duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Robert Frank McAlpine.

Witness my hand and official seal at Office, this 31st day of January, 2013

Tricia Ball
Notary Public

My Commission Expires: 9/8/13

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hal G. Cato, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Office, this 31st day of January, 2013

Tricia Ball
Notary Public

My Commission Expires: 9/8/13

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I, Brenda Franks Hale, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy T. Nelson, a notary public for this county and state, (name of person making certification) Brenda Franks Hale who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

MY COMMISSION EXPIRES: 11-15-2015.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).