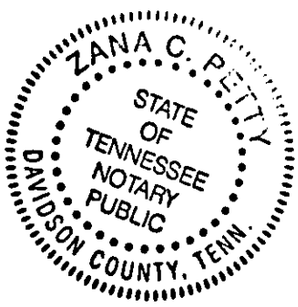
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 257,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2013

Notary Public:

MY COMMISSION EXPIRES: 9.9.14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
James Keith Penley	Bank of Tennessee	Parcel ID:
1227 Chickadee Circle	301 E. Center Street	098060B06000CO
Hermitage, TN 37076	Kingsport, TN 37660	

FOR AND IN 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

Steven Delon Bilbrey and Gwendolynn Love Warren, Devisees of the Estate of Paula Knight Bilbrey Under the Will of Paula Knight Bilbrey

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

James Keith Penley and wife, Ginger G. Penley

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:

BEING Unit B of Lot 64D, on the Plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record in Instrument 20051122-0141076, and as shown on the plat of record in Instrument 20051104-0133897, and see Surveyor's Certificate of Correction of record in Instrument 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gary D. Bilbrey and wife, Paula K. Bilbrey by deed from Frank Batson Homes, Inc. of record in Instrument 20061220-0156516, said Register's Office, dated December 18, 2006. The said Gary D. Bilbrey died March 19, 2009, and title vested in Paula K. Bilbrey as surviving tenant by the entirety. The said Paula K. Bilbrey died testate on December 17, 2011, and the Estate was admitted to Probate as Probate No. 12P-172 of record in Probate Court of Davidson County, Tennessee.

This conveyance is subject to the Master Restrictions and By-Laws of record in Instrument 20051024-0128043; Instrument 20051122-0141076; Instrument 20061004-0122802; and Instrument 20071023-0125250, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20051104-0133897, and see Surveyor's Certificate of Correction of record in Instrument 20060608-0067981, said Register's Office; (3) T.V.A. Easement of record in Book 1291, Page 99, said Register's Office; (4) Open Space Maintenance Agreement of record in Instrument 20051024-0128043, said Register's Office; (5) Storm Water Easements of record in Instrument 20050222-0019150 and Instrument 20060120-0008000, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1227 Chickadee Circle, Hermitage, TN 37076

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.

BILL GARRETT, Davidson County
Trans:T20130014940 DEEDWARR
Recvd: 02/22/13 10:35 2 pgs
Fees:13.00 Taxes:952.75
20130222-0017849

Witness my hand this 15th day of February, 2013.

Estate of Paula Knight Bilbrey

By: _____
Steven Delon Bilbrey, Devisee

By: _____
Gwendolynn Love Warren, Devisee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven Delon Bilbrey and Gwendolynn Love Warren, 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 15th day of February, 2013.

My Commission Expires: 7/9/14

_____
Notary Public

ZAIA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.