BILL GARRETT, Davidson County
Trans:T20130056563 DEEDWARR
Recvd: 07/03/13 09:27 4 pgs
Fees:23.00 Taxes:1285.75
20130703-0068682

Ret. ✓

NEW OWNER:
SEND TAX BILLS TO:
CHAD LAUTT, TRUSTEE
P.O. BOX 23096
NASHVILLE, TN 37202

THIS INSTRUMENT PREPARED BY
HARSH & HARSH
123 PUBLIC SQUARE
GALLATIN, TN 37066

TAX MAP 072-03-0-200.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FORTY-SEVEN THOUSAND FIVE HUNDRED ($347,500.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, WE, ELAINE PENNINGTON AND APRIL PENNINGTON, have this day bargained and sold and by these presents do hereby transfer and convey A 35.25% UNDIVIDED INTEREST in and to the hereinafter described parcel of land unto CHAD LAUTT, TRUSTEE OF THE TIP TOP TRUST DATED OCTOBER 11, 2007, his successors and assigns, and do hereby transfer and convey the remaining 64.75% UNDIVIDED INTEREST in and to said property unto GREENFIELD AVENUE LLC, a Tennessee Limited Liability Company, its successors and assigns, as tenants in common as the respective interests appear. Said property is more particularly described to-wit:

> BEING part of Lot No. 127 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office of Davidson County, Tennessee, and being further described according to a mortgage loan inspection by John Kohl & Company, P.C., License Number 100, 400 7th Avenue South, Nashville, Tennessee, dated December 14, 1990, as follows:
>
> BEGINNING at a point on the northerly margin of Greenfield Avenue, said point being 326.5 feet east of the intersection of Gallatin Pike and Greenfield Avenue; thence along said northerly margin of Greenfield Avenue easterly 85 feet to a point; thence northerly 205 feet to a point; thence westerly 85.3 feet to a point; thence southerly 205 feet, more or less, to the point of beginning.

BEING the same property conveyed to Elaine Pennington and April Pennington by Warranty Deed from Arnold Rosen, et ux, dated May 18, 2005, of record in Instrument No. 20050502-0057006 in the Register's Office of Davidson County, Tennessee.

NOTE: SEE POA FOR KATHLEEN E. ROSEN in Instrument No. 20050520-0057065, RODCT.

TO HAVE AND TO HOLD said parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEES, their successors and assigns, in fee simple forever, in the proportions hereinabove set forth.

GRANTORS COVENANT with the said GRANTEES that GRANTORS are lawfully seized and possessed of said parcel of land, that GRANTORS have a good right to convey same, and that the same is unencumbered EXCEPT for the 2013 real estate taxes which are to be PRO-RATED and payment assumed by GRANTEE, applicable building and zoning regulations and permits, easements and restrictions of record, if any, and all visible easements.

GRANTORS FURTHER COVENANT with the said GRANTEES and binds themselves, their heirs and assigns, to warrant and forever defend the title to said parcel land, unto the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever EXCEPT as hereinabove set forth, in the proportions hereinabove set forth.

POSSESSION with deed.

WITNESS our hands this the 21st day of June, 2013.

Elaine Pennington
ELAINE PENNINGTON

BY: Ap Pen attorney in Fact
APRIL PENNINGTON
ATTORNEY-IN-FACT
PURSUANT TO POWER OF ATTY.
OF RECORD IN INSTRUMENT
NO. 20130703-0068681
REGISTER'S OFFICE OF
DAVIDSON COUNTY, TN

Ap Pen
APRIL PENNINGTON

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 APRIL PENNINGTON with whom I am personally acquainted and to me known to be the person who executed the foregoing instrument on behalf of ELAINE PENNINGTON and acknowledged that she executed the same as the free act and deed of the said ELAINE PENNINGTON.

WITNESS my hand and official seal at Goodlettsville, TN, this the 20TH day of June, 2013.

SUMNER COUNTY TENNESSEE NOTARY PUBLIC TRUDY MILLIKEN STATE OF

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/1/14

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 APRIL PENNINGTON, one of the bargainors, with whom I am personally acquainted (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this the 21 day of June, 2013.

NOTARY PUBLIC AT LARGE FOR THE STATE OF TENNESSEE

MY COMMISSION EXPIRES: 9/1/14

SUMNER COUNTY TENNESSEE NOTARY PUBLIC TRUDY MILLIKEN STATE OF

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STATE OF TENNESSEE
COUNTY OF SUMNER

I, OR WE, hereby swear or affirm that the actual consideration for this transfer of value of the property transferred, whichever is greater is $347,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Chad Faulk, Trustee
AFFIANT

SWORN to and subscribed before me,

this the 21st day of June, 2013.

Teresa J. Bennett
NOTARY PUBLIC AT LARGE FOR THE
STATE OF TENNESSEE

MY COMMISSION EXPIRES: _____

TERESA J. BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Exp. 8-20-2014