WARRANTY DEED

WP13-5025

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pennington D. Grubb	Franklin American Mortgage Co (NAME)	
5025 Hillsboro Pike #5H (ADDRESS)	501 Corporate Centre Dr. #400 (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	131-01-0D-033.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we YVONNE A. MONEYPENNY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PENNINGTON D. GRUBB AND WIFE, SHANNON D. GRUBB, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A condominium apartment in Davidson County, Tennessee, being Unit No. 5-H aka No. 33 of Georgetown Apartments, a condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Plat Book 5200, Page 4, in the Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Yvonne A. Moneypenny by Deed from Susan L. Nelson, unmarried of record in Instrument No. 20090901-0082079, Register's Office for Davidson County, Tennessee, dated August 31, 2009 and recorded on September 1, 2009.

This conveyance is subject to A) 2013 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 5200, page 4, Book 5211, page 325, Book 5616, page 133, Book 6079, page 516, Inst. No. 20120731-0067332, Inst. No. 20120823-0076049, Book 5211, page 345, Book 5233, page 459, Book 4308, page 575, Book 4308, page 650, Book 7873, page 859, Inst. No. 20110620-0047283, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5025 Hillsboro Pike #5H, Nashville, Tennessee 37215
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 day of

Yvonne A. Moneypenny

Yvonne A. Moneypenny

BILL GARRETT, Davidson County
Trans:T20130057330 DEEDWARR
Recvd: 07/05/13 10:47 2 pgs
Fees:13.00 Taxes:751.10

20130705-0069641

STATE OF Tennessee
COUNTY OF Davidson

On this the ; before me personally appeared Yvonne A. Moneypenny to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

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

Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959