 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is $175,000.00 Affiant Subscribed and sworn to before me, this 19th day of July, 2013 Notary Public My commission expires: 4.25.2016

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
April R. Darby	**New Owner**	**052140A00900CO**
2521 Pennington Bend Rd Apt 117	2521 Pennington Bend Rd. Apt 117	
Nashville, TN 37214	Nashville, TN 37214	

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 ACKNOWLEDGE, WE,

Elizabeth A. McKinney, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

April R. Darby, an unmarried person

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 Unit No. 9 on the Plan of Pennington Villas Townhomes as shown on Exhibit A-2 of the Master Deed of record in Instrument No. 20040811-0097169, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elizabeth A. McKinney and husband, Princeton H. McKinney by Deed from Richard Puncochar, doing business as Pennington Partners of record at Instrument No. 20060111-0004566, Register's Office for Davidson County, Tennessee, dated 12/28/2005 and recorded on 1/11/2006. Princeton H. McKinney having since died on February 18, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 2521 Pennington Bend Rd Apt 117, Nashville, TN 37214.

BILL GARRETT, Davidson County
Trans:T20130062066 DEEDWARR
Recvd: 07/22/13 10:03 2 pgs
Fees:13.00 Taxes:647.50
20130722-0075325

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 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 my/our hand(s) this 19th day of July, 2013.

Elizabeth A. McKinney by Keith H. Solomon her attorney-in-fact

Elizabeth A. McKinney by Keith H. Solomon, her Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Keith H. Solomon** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf **of Elizabeth A. McKinney** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Elizabeth A. McKinney,** and is authorized by her to execute this instrument on her behalf.

This the 19 day of July, 2013.

Notary Public

My Commission Expires: 4-25-2016

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires April 25, 2016

File #: **130215AW**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 105
BRENTWOOD, TN 37027