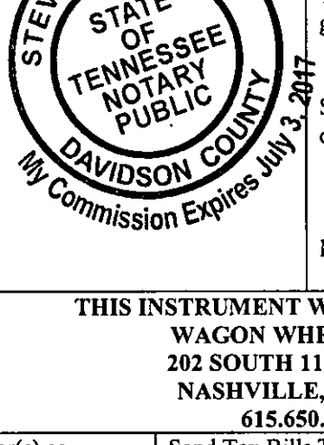
Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Affiant

Subscribed and sworn to before me this the 19th day of August, 2013.

Notary Public

My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James K. Penley	Gardner Financial Services LTD	
806 14th Street	3503 Paesanos Parkway	053-03-0-181.00
Old Hickory, TN 37138	San Antonio, TX 78231	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KENNETH H. CALHOUN, JR., UNMARRIED AND JASON DEREK GIBSON, UNMARRIED** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES K. PENLEY AND GINGER G. PENLEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 228 on the Plan of Section "B", Village of Old Hickory, of record in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

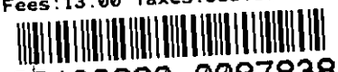
Being the same property conveyed to Kenneth H. Calhoun, Jr. and Jason Derek Gibson, as joint tenants with right of survivorship by Quitclaim Deed from Samuel. F. Anderson, Trustee of record in Instrument Number 20061027-0133439, Register's Office for Davidson County, Tennessee, dated October 11, 2006 and recorded on October 27, 2006.

Being the same property conveyed to Kenneth H. Calhoun, Jr., unmarried by Warranty Deed from Jerry W. Sherrill and wife, Nila G. Sherrill of record in Instrument Number 20011107-0122222, Register's Office for Davidson County, Tennessee, dated November 2, 2001 and recorded on November 7, 2001.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 806 14th Street, Old Hickory, TN 37138.

BILL GARRETT, Davidson County
Trans:T20130071990 DEEDWARR
Recvd: 08/20/13 14:54 2 pgs
Fees:13.00 Taxes:388.50



20130820-0087838

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of August, 2013.

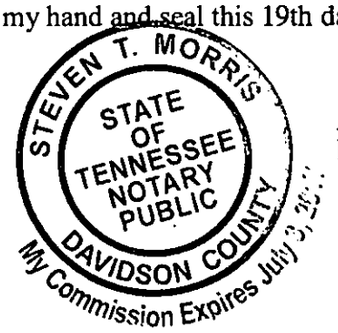
Kenneth H. Calhoun, Jr.

Jason Derek Gibson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kenneth H. Calhoun, Jr. and Jason Derek Gibson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of August, 2013.



Notary Public