LL# 3467-101

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/01/13 07:47 3 pgs
Fees:18.00 Taxes:662.30
20131001-0102573

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 179,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2013

Notary Public:

MY COMMISSION EXPIRES: 2-6-2017
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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:
Will Woods	Bank of Tennessee	Parcel ID:
3841 Lake Aire Drive	301 E. Center Street	13603001000
Nashville, TN 37214	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

Van Royce Pennington and Alan Christopher Pennington, Devisees under the Will of J. Byron Pennington aka John Byron Pennington and Alan Christopher Pennington, Executor of the Estate of J. Byron Pennington

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Will Woods and wife, Phylinda Ramsey
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 Lot No. 101 on the Plan of Priest Lake Park, Section 2, as of record in Book 4175, pages 56, 57, and 58, Register's Office for said County.

BEGINNING at a point in the easterly margin of Lake Aire Drive; said point being 124.97 feet southerly from the common front corner of Lots 100 and 101; thence North 8 deg. 16' west 21.97 feet to a concrete monument; thence continuing with the margin of said Drive, northerly 103 feet to a point; thence leaving the margin of said Drive with the common boundary of Lots 100 and 101, easterly 170.22 feet to a point; thence southerly 41.14 feet to a concrete monument; thence with the common boundary of Lots 101 and 102, southwesterly 155 feet to a point in the northeasterly margin of a turnaround, thence with the margin of said turnaround westerly 50.78 feet to a concrete monument; thence around a curve with a radius of 15 feet northerly 24.80 feet to the point of beginning.

Being the same property conveyed to J. Byron Pennington by Quitclaim Deed from Linda Lou Pennington of record in Book 9012, Page 77, said Register's Office, dated July 12, 1993. See also deeds of record in Book 8464, Page 657, and Book 4731, Page 388, said Register's Office. The said J. Byron Pennington died testate on April 27, 2013, and the Estate was admitted to Probate as Probate No. 13P795 of record in Probate Court of Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 4317, Page 17, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 4175, Pages 56, 57, and 58, 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 3841 Lake Aire Drive, Nashville, TN 37214

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.

Witness our hands this 27th day of September, 2013.

Van Royce Pennington

Alan Christopher Pennington

and,

Estate of J. Byron Pennington

By:
Alan Christopher Pennington, Executor

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 Van Royce Pennington and Alan Christopher Pennington, 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 27th day of September, 2013.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Alan Christopher Pennington, Executor of the Estate of J. Byron Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that this Executor of the Estate of J. Byron Pennington, and as such Executor, he is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of September, 2013.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J. C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3.17.16