BILL GARRETT, Davidson County
Trans:T20130091445 DEEDWARR
Recvd: 10/24/13 14:31 2 pgs
Fees:13.00 Taxes:1718.28
20131024-0110997

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
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STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $464,400.00.

Affiant

Subscribed and sworn to before me this 24th day of October, 2013.

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public
My commission expires: [redacted]3, 2016

Address of New Owner:	Send Tax Bills to:	Tax Information
Jonathan Rice 3507 Central Avenue Nashville, TN 37205	New Owner	10405037900

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael D. Pennington, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to, **Jonathan Rice and Rachel Jrade, Husband and Wife**, hereinafter called the Grantee, his successors 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. 96, on the Plan of Richland Realty Company's Second Subdivision, Division "B" of record in Plat Book 332, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Michael D. Pennington by Warranty Deed from John G. Brittle, Jr. and wife, Helayne W. Brittle, dated September 30. 1977, of record in Book 10630, Page 884, Davidson County Register of Deeds.

This property is improved property known as 3507 Central Avenue, Nashville, Tennessee 37205.

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, her heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 24th day of October, 2013.

Michael D. Pennington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael D. Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 24th day of October, 2013.

Brian Lavoy Payne, Notary Public

My Commission expires: 11/23/14

BRIAN LAVOY PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY