Davidson County DEEDWARR
Recvd: 11/12/13 08:51 3 pgs
Fees:18.00 Taxes:1110.00
20131112-0116466

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER~~ IS GREATER, FOR THIS TRANSFER ~~$300,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25TH DAY OF OCTOBER, 2013

Notary Public

MY COMMISSION EXPIRES: 7-3-17

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services, Inc.
215 2ND Ave North, Suite 200
Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Pendleton and Sharon D. Pendleton	Pinnacle National Bank	049-01-0B-015.00CO
(NAME) 533 Cherry Grove Lane	(NAME) 114 College Street	
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DY PROPERTIES II, LLC** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOE PENDLETON AND SHARON PENDLETON, A MARRIED COUPLE,** HEREINAFTER CALLED THE GRANTEE(S), 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(s) 9, as shown on the map entitled Cherry Grove, Phase 1B, of record in Instrument No. 20060927-0119685, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DY PROPERTIES II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from SHIRLEY A. WATKINS, of record in Instrument No. 20130516-0049457, dated May 14, 2013, said Register's Office.

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.

Executed by my hand this 25TH Day of October 2013.

Seller:
DY Properties II, LLC

Deron Jenkins
Managing Partner

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 DeRon Jenkins as Managing Partner, of DY Properties II, LLC, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained as such Managing Partner.

Witness my hand and Official Seal this 25TH Day of October 2013

Notary Public

My Commission Expires: MAR 0 8 2016

MAXINE J. [illegible]
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

Please return to
Logos Realty Closing Services, Inc.
215 2nd Ave North, Suite 200
Nashville, TN 37201

Certificate of Authenticity

I, Cari Allen, 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.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: A.R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JUNE 21, 2016