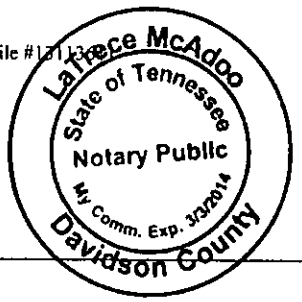
Box 13
JL # 7648

WARRANTY DEED

File #



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of December, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah McDuffee	Primary Residential Mortgage	181-14-0A-145.00
(NAME)	(NAME)	
8514 Calistoga Way	1480 North 2200 West	
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027	Salt Lake City UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/WE, **Larry S. Pennell, married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deborah McDuffee,** unmarried 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:

Being Unit No. 199, on the plan of The Villas at Concord Place Phase 3, A Horizontal Property Regime with Private Elements, as the same appears of record in Plat Book Instrument No. 20060731-0092350, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Larry S. Pennell, an Unmarried Man by deed from Centex Homes, A Nevada General Partnership, dated 01/24/2007, of record in Instrument No. 20070126-001088, said Register's Office.

This conveyance is subject to: Taxes for the year 2014, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Plat Book Instrument No. 20060731-0092350, said Register's Office.; Reciprocal Easement Agreement as of record in Instrument No. 20050415-0042176, said Register's Office.; Transmission Line Easement to USA as of record in Book 4424, page 967, said Register's Office.; Quit Claim Deed to HOA for Open Space/Common Area as of record in Instrument No. 20071017-0123091, said Register's Office.; Charter of HOA in Instrument No. 20081219-0121383, said Register's Office.; Declaration of Covenants as of record in Instrument No. 20050922-0114218, Instrument No.20060328-0035297, Instrument No. 20060501-0049958, Instrument No. 20061228-0160255, Instrument No. 20070130-0012170, Instrument No. 20071129-0138690, and Instrument No. 20080226-001882, said Register's Office.; Bylaws as of record in Instrument No. 20050922-0114218, said Register's Office.

****Kristine Marie Pennell, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in subject property****

unimproved ☐
This is improved ☒ property, known as **8514 Calistoga Way, Brentwood,TN,37027**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20130102210 DEEDWARR
Recvd: 12/05/13 10:44 2 pgs
Fees:13.00 Taxes:629.00



20131205-0123943

Witness our hands this 3rd day of December, 2013.

Larry S. Pennell

Kristine Marie Pennell

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Larry S. Pennell and Kristine Marie Pennell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 3rd day of December, 2013.

Commission expires:

8/16/14

Notary Public

VANESSA E. ALLEN
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130