~~RECORD AND RETURN TO:~~
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN143995

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140021183 DEEDWARR
Recvd: 03/31/14 10:09 2 pgs
Fees:13.00 Taxes:777.00
20140331-0026099

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2014.

NOTARY PUBLIC

My commission expires: 6/15/14

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald R. Pennington 800 Woodland Street, Apt 304 Nashville, TN 37206	New Owner	082160E025.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Ten Thousand and 00/100 Dollars ($210,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ALISON M. COOKE, UNMARRIED (INCORRECTLY REFERRED TO AS "MARRIED" ON PRIOR DEED OF RECORD)**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DONALD R. PENNINGTON**, Jr, ⊗ unmarried, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

(13)

Land in Davidson County, Tennessee, being Unit No. 304, together with parking space No. 11 and the appurtenant interest in the common elements of City View Lofts Condominiums, a horizontal property regime established by Master Deed, recorded as Instrument #20020905-0107488, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed for City View Lofts Condominiums recorded as Instrument No. 20030826-0123605, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 1 on the plan of City View Lofts recorded as Instrument No. 20020828-0104026, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alison M. Cooke, married, by Warranty Deed from City View Lofts, LLC, a Tennessee limited liability company, dated 2/11/2004, recorded 2/17/2004, of record in Instrument No. 20040217-0018072, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 800 Woodland Street, Apt. 304, Nashville, TN 37206.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 27th day of March, 2014.

ALISON M. COOKE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Alison M. Cooke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27th day of March, 2014.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Notary Public

My commission expires: 12/23/2014