WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140056949 DEEDWARR
Recvd: 08/05/14 10:35 2 pgs
Fees:13.00 Taxes:603.10
20140805-0070123

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE BEDFORD CO., TN

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 163,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2014

Notary Public:

MY COMMISSION EXPIRES: 2-22-16
(AFFIX SEAL)

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:
Roderick L. Green	Primary Residential Mortgage	Parcel ID:
3756 Waterford Way	1480 No. 2200 West	151010A12300CO
Antioch, TN 37013	Salt Lake City, UT 84116	

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 R Pennington and wife, Kathleen G. Pennington

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Roderick L. Green and Erma J. Green, husband and wife

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. 123, on the Plan of Chatham Pointe, as of record in Book 6900, Pages 444-447, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Van R. Pennington by deed from Philip G. Ham, married, of record in Book 9266, Page 439, said Register's Office, dated February 14, 1994.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7358, Page 656 amended in Book 7538, Page 792; Book 7599, Page 812; Book 8667, Page 381; and Book 8679, Page 446, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 6900, Page 444-447, 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 3756 Waterford Way, Antioch, TN 37013

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 1st day of August, 2014.

Van R Pennington

Kathleen G. Pennington

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 R Pennington and Kathleen G. Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of August, 2014.

My Commission Expires: 8/23/16

Notary Public

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