Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #14-1257

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Penn Investments, LLC,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Alan D. Valentine and wife, Janet Lee Valentine,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

See attached "Exhibit A"

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is unimproved property, known as: 4672 Heath Road, Nashville, TN, 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of August, 2014.

Penn Investments, LLC

BILL GARRETT, Davidson County
Trans:T20140063902 DEEDWARR
Recvd: 08/28/14 10:35 3 pgs
Fees:18.00 Taxes:333.00
20140828-0078618

Jean L. Pennington
By: Jean Pennington
Chief Manager

State of Tennessee)
County of Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jean Pennington with whom I am personally acquainted and who upon oath acknowledges herself to be the Chief Manager of Penn Investments, LLC, the within named bargainor, and that as such Chief Manger being authorized to do so, executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee on this the 27th day of August, 2014.

Notary Public

Commission Expires: 5-8-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 90,000.00.

Jean L. Pennington
Affiant

Sworn and subscribed before me on this the 27th day of August, 2014.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Alan D. Valentine	Wilson Bank & Trust	11200016100
4651 Heath Road	1436 West Main Street	
Nashville, TN 37221	Lebanon, TN 37087	

EXHIBIT "A"

BEING a tract of land in the Ninth Civil District of Davidson County, Tennessee, said tract being part of the property conveyed to Jefferson C. Pennington, Jr. by deed of record in Book 10283, Page 740, Register's Office for Davidson County, Tennessee; and a Forty-Two (42%) Percent undivided interest conveyed to Jon Pennington of record in Instrument No. 199912280307307, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the centerline of Heath Road, said point being the easternmost corner of property conveyed to Patricia M. McMahon by deed of record in Book 9927, Page 535, Register's Office for Davidson County, Tennessee, and being the southwesterly corner of the herein described tract; Thence, leaving said centerline with the northeasterly line of Patricia M. McMahon (tract no. 10) N 38° 45' 45" W, 394.95 feet, passing a steel post at 24.00 feet and an iron pin at 370.53 feet, to a steel T-post located on the northerly edge of a creek; Thence, leaving said northeasterly line with the southeasterly lines of tracts No. 13 and 12 N 50° 25' 00" E, 927.00 feet to an iron rod located on the northerly bank of the creek; Thence, leaving said southeasterly line with a new line and severing the land of the Jefferson C. Pennington, Jr. and Jon Pennington property of record in Instrument No. 199912280307307, Register's Office for Davidson County, Tennessee, S 22° 37' 51" W, 851.47 feet, passing an iron rod at 801.47 feet, to an iron pin located in the centerline of Heath Road; Thence, with the centerline of Heath Road and the northwesterly line of tract No. 6, S 51° 03' 41" W, 179.38 feet to an iron rod and the point of beginning. Containing 219,399 square feet or 5.037 acres, the same more or less.

BEING the same property conveyed to Jefferson C. Pennington, Jr. by Quitclaim Deed from Jefferson C. Pennington, Jr. and Jon Pennington, of record in Instrument No. 200008170081607, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Penn Investments, LLC by Quitclaim Deed from Jon Pennington, Executor dated 11-1-05 of record in Inst. No. 20051122-0140731, Register's Office, Davidson County, TN.