BILL GARRETT, Davidson County
Trans:T20140064432 DEEDWARR
Recvd: 08/29/14 13:16 2 pgs
Fees:13.00 Taxes:1110.00
20140829-0079212

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me, this 27th day of August, 2014.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
KELVIN PENNINGTON	Kelvin Pennington	**14702012400 and 14702012300**
429 AND 433 BELLINGRATH DR	629 Post Oak Cir.	
NASHVILLE, TN 37211	Brentwood, TN 37027	

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 ACKNOWLEDGE, WE,

LARRY DALE SPRINGER, AN UNMARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KELVIN PENNINGTON

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:

429 BELLINGRATH

Being Lot No. 41 on the Plan of Elysian Park, of record in Book 2331, Page 32, Register's Office for Davidson County, Tennessee.

Said Lot No. 41 fronts 104 feet on the southerly side of Bellengrath Drive and runs back between lines, 297.5 feet on the easterly line and 269 feet on the westerly line to a dead line in the rear on which it measures 107.9 feet.

BEING THE SAME PROPERTY CONVEYED TO LARRY DALE SPRINGER, AN UNMARRIED PERSON BY WARRANTY DEED FROM DAVID O. MCCORD AND WIFE, EULA J. MCCORD DATED 07/16/82 AND RECORDED ON 07/22/82 IN BOOK 5913, PAGE 753 AND RE-RECORDED OF RECORD IN BOOK 5973, PAGE 245, SAID REGISTER'S OFFICE FOR SAID COUNTY.

433 BELLINGRATH

Being Lot 42 on the Plan of Elysician Par, of Record in Book 2331, Page 32, Register's Office for said County.

Said Lot 42 fronts 105.8 feet on the southerly side of Bellengrath Drive and runs back between lines, 269 feet on the easterly line and 240 feet on the westerly line, to a dead line in the rear on which it measures 109.4 feet.

BEING THE SAME PROPERTY CONVEYED TO LARRY DALE SPRINGER BY QUITCLAIM DEED FROM FAIRIS HIGHT SPRINGER, A WIDOW DATED 10/18/02 AND RECORDED ON 10/25/02 IN INSTRUMENT NO. 20021025-0130819, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 429 AND 433 BELLINGRATH DR, NASHVILLE, TN 37211.

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 in 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 my/our hand(s) this 27th day of August, 2014.

LARRY DALE SPRINGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, LARRY DALE SPRINGER, the within named Grantor(s), 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, at office, this 27th day of August, 2014.

Notary Public

My Commission Expires: 3-01-16

