Davidson County DEEDWARR
Recvd: 12/19/14 16:01 2 pgs
Fees:13.00 Taxes:851.00
20141219-0116576

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December, 2014.

Notary Public
MY COMMISSION EXPIRES: 4/2/18
File No. G14-0663D

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Matthew Smallbone and Mary Smallbone, husband and wife (NAME)	(NAME)	51-14-57
816 Lemont Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN ~~37215~~ 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Mary G. Pentecost a/k/a Mary Catherine Pentecost**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Smallbone and Mary Smallbone, 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. 26 on the plan of GRA-MAR ACRES, SECTION Five (5), as shown by plat of record in Plat Book 2330, Page 19, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Joseph V. Pentecost and wife, Mary G. Pentecost from Hendley and Whiteside Builders, Inc., a Tennessee Corporation, by Deed dated October 13, 1955, in Book 2454, Page 63, in the Register's Office for Davidson County, Tennessee. The said Joseph V. Pentecost having since died January 21, 1994 leaving the subject property vested in Mary G. Pentecost as the surviving tenant by the entirety.

Mary G. Pentecost is also known as Mary Catherine Pentecost

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2330, page 19, Register's Office for Davidson County, Tennessee.
2. Restrictions as recorded in Book 2345, page 519, Register's Office for Davidson County, Tennessee.
3. Sanitary sewer/storm drainage easement as recorded in Book 4129, page 935, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Mary Catherine Pentecost is signed by her duly appointed Attorney-in-fact, Stephen James Pentecost, pursuant to the Power of Attorney recorded in Instrument No. 20141219-0116575, said Register's Office.

This is improved property, known as 816 Lemont Drive, Nashville, TN ~~37215~~. 37216 .

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. Whenever 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 17th day of December, 2014.

MARY G PENTECOST A/K/A MARY CATHERINE PENTECOST by

Mary G. Pentecost a/k/a Mary Catherine Pentecost by Stephen James Pentecost, Attorney-In-Fact

December 17, 2014
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Stephen James Pentecost, Attorney-In-Fact for Mary G. Pentecost a/k/a Mary Catherine Pentecost, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of December, 2014.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017