WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150009556 DEEDWARR
Recvd: 02/06/15 12:32 2 pgs
Fees:13.00 Taxes:702.63
20150206-0011345

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 189,900.00.

Brian D. Mitchell
Affiant

Subscribed and sworn to before me, this the 4th day of February, 2015.

Notary Public

My Commission Expires: 10/18/16
(Affix Seal)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
DeKalb Title, LLC
210 East Public Square
Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Penn, et ux. (NAME)	Fifth Third Mortgage Company (NAME)	044 150 122.00
908 Hadley Avenue (ADDRESS)	5001 Kingsley Drive (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Cincinnati, OH 45227 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, George D. McGraw and wife, Sue McGraw, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto William H. Penn and Martha J. Penn, husband and wife, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 7, Section "D, " Village of Old Hickory, as shown on plan recorded in Book 1424, page 65, Register's Office, Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Subject to any and all reservations, easements, restrictions, and conditions as set forth in Book 2015, page 274, Register's Office, Davidson County, Tennessee.

Being the same lands described in a conveyance from Robert M. Millard to George D. McGraw and wife, Sue McGraw, recorded May 20, 2011 in Instrument No. 20110520-0038633, Register's Office, Davidson County, Tennessee.

This is unimproved property known as: 908 Hadley Avenue, Old Hickory, Tennessee 37138.

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, her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, her 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.

IN WITNESS WHEREOF, the grantors have hereunto affixed their signatures on this the 4 day of February, 2015.

George D. McGraw

Sue McGraw

STATE OF TENNESSEE

COUNTY OF DeKalb

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named, George D. McGraw and wife, Sue McGraw, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal this 4 day of February, 2015.

Notary Public

TARA MICHELLE TOLBERT
NOTARY PUBLIC
STATE OF TENNESSEE
DeKALB COUNTY

My Commission Expires: 10/18/17