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

BILL GARRETT, Davidson County
Trans:T20150015440 DEEDWARR
Recvd: 03/03/15 09:35 2 pgs
Fees:13.00 Taxes:342.25
20150303-0018299

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 **Connie Rickabaugh, unmarried,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 22 on the Plan of First Revision, Bellevue Manor Condominiums, of record in Book 5200, Page 231, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Penn Investments, LLC by Quitclaim Deed from Scott Investment Group dated September 14, 2005, of record as Instrument No. 20050926-0114983, Register's Office for Davidson County, Tennessee.

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 improved property, known as: 110 Bellevue Road, Apt. 22, 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 12th day of February, 2015.

Jean L. Pennington, member and sole owner

Penn Investments, LLC
By: Jean L. Pennington, Member and Sole Owner

State of Tennessee)
County of Davidson)

On this 12th day of February, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me Jean L. Pennington with whom I am personally acquainted and who upon their oath and acknowledges herself to be the sole owner and Member of Penn Investments, LLC, the within named bargainor, and that as such sole owner and Member being authorized to do so, executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, TN on this the 12th day of February, 2015.

Notary Public

My 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: $ 92,500.00.

X Jean L. Pennington
Affiant

Sworn and subscribed before me on this the 12th day of February, 2015.

Notary Public

My Commission Expires: 5-8-17

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

NEW OWNER:
Connie Rickabaugh
110 Bellevue Road, Apt. 22
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
SAME AS NEW OWNER

TAX MAP-PARCEL #:
142-6-A-22