WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150019228 DEEDWARR
Recvd: 03/17/15 10:15 2 pgs
Fees:13.00 Taxes:869.50

20150317-0022694

COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
SUSAN L HEINRICH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: 9/10/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
James Mitchell Tenpenny III, an unmarried man and Debra Hilley Tenpenny, an unmarried woman	FNB Mortgage 1608 Williams Dr Ste 301	181 10 0A 155.00
(NAME) 6937 Scarlet Ridge Drive	(NAME) Murfreesboro TN 37129	
(ADDRESS) Nashville 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thirty-Five Thousand And No/100 Dollars ($235,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kim Loan-Vo, Married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James Mitchell Tenpenny III, an unmarried man and Debra Hilley Tenpenny, an unmarried woman**, 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. 409, on the Plan of Phase Four, Autumn Oaks Subdivision, as of record in Instrument No. 20020523-0062993, and surveyor's certificate of correction of record as Instrument No. 2003110-0004644, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kim-Loan Vo, an unmarried woman by Warranty Deed from Matt Johnson, an unmarried man dated December 09, 2005 and recorded December 12, 2005 in Instrument No. 200512120149063 in the said Register's Office for Davidson County, Tennessee.
The said Stephen K. Jones joins in the execution of this document to relinquish his said martial interest.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 6937 Scarlet Ridge Drive, Nashville, TN 37207

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, has 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. 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 our hands this 12th day of March, 2015.

Stephen K. Jones

Kim Loan Vo

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Kim Loan Vo and Stephen K. Jonesthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of March, 2015.

Notary Public

My Commission Expires 9/9/18

(SEAL)

COUNTY OF DAVIDSON
SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC

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