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

39-B
File #15-1056

BILL GARRETT, Davidson County
Trans:T20150019729 DEEDWARR
Recvd: 03/18/15 12:27 2 pgs
Fees:13.00 Taxes:1628.00
20150318-0023289

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 **Jean Pennington, widowed**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas Conner, a single man**, 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:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 67 on the Plan of Phase Two, Devon Park, as of record in Book 6250, Page 432, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 67 fronts 87.26 feet on the northerly margin of Falkirk Court and extends back 136.22 feet on the northwesterly line and 127.65 feet on the southeasterly line to a dead line in the rear, measuring 85.00 feet thereon.

Being the same property conveyed to Jean Pennington by Warranty Deed from A. Robert Thoeny and wife, Heidi A. Thoeny dated February 17, 2006, of record as Instrument No. 20060411-0041518, 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: 1312 Falkirk Court, 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 March, 2015.

Jean Pennington

Jean Pennington

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

State of Tennessee)
County of Davidson)

On this 12th day of March, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jean Pennington, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

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: $ 440,000.00.

X Jean Pennington
Affiant

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

Notary Public

My Commission Expires: 5-8-17

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

NEW OWNER:
Thomas Conner
1312 Falkirk Court
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
owner

TAX MAP-PARCEL #:
142-16-A-67.00