WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150020837 DEEDWARR
Recvd: 03/23/15 09:46 2 pgs
Fees:13.00 Taxes:1110.00
20150323-0024585

BOX 10-A

STATE OF TENNESSEE
COUNTY OF TN COUNTIES

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 2017

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

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Geoffrey Mitchell Musick	SAME	
(NAME)	(NAME)	
448 Welshwood Drive		133-14 1
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **KELVIN PENNINGTON, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEOFFREY MITCHELL MUSICK AND MARGARET ELIZABETH MUSICK,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN TN COUNTIES COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Elysian Park, Resubdivision of Lot No. 15, of record in plat Instrument No. 20130418-0038473, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tyler Pennington, married by Quitclaim Deed from Kelvin Pennington, married, of record in Instrument No. 20140730-0067703, Register's Office for Davidson County, Tennessee; and then conveyed back to Kelvin Pennington by Deed of Correction of record in Instrument No. 20150318-0023237, said Register's Office.

This conveyance is subject to (a) 2015 real property taxes; and (b) all matters appearing on the plan of record in Instrument No. 20130418-0038473, said Register's Office.

unimproved
This is improved X property, known as 448 Welshwood Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my hand this 20th day of March, 2015.

KELVIN PENNINGTON

BY J. GREG HARDEMAN, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of March, 2014, before me personally appeared J. Greg Hardeman, to me known to be the person who executed the foregoing instrument on behalf of Kelvin Pennington and acknowledged that he executed the same as the free act and deed of Kelvin Pennington.

Witness my hand and official seal at Nashville, Tennessee this 20th day of March, 2015.

Commission expires:

Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018