BILL GARRETT, Davidson County
Trans:T20150029111 DEEDWARR
Recvd: 04/17/15 13:15 2 pgs
Fees:13.00 Taxes:1758.24

20150417-0034299

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $475,200.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th day of April, 2015.

NOTARY PUBLIC

My commission expires: 4/20/15

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Timothy Wayne Pennington and Kimberley Jo Pennington	Southern Bank of Tennessee	54130B00100CO
(NAME)	(NAME)	
801 Azura Landing	1499 N. Mt. Juliet Road	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Mt. Juliet, TN 37122	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Doug Myhand Construction, LLC,** hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **Timothy Wayne Pennington and Kimberley Jo Pennington, husband and wife**, hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 1, on the Final Plat, River Oaks Major Subdivision, of record in Plat Instrument No. 20141007-0092682, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to J. Michael Lynch and Pamela D. Lynch, husband and wife by deed from Wendell W. Wilson and wife, Jessie B. Wilson, being one and the same person as Jessie E. Wilson, dated 11/15/1994, recorded on 11/16/1994, in Book 9521, Page 330, Register's Office of Davidson County, Tennessee. Being part of the same property further conveyed to Parlay, LLC by deed from J. Michael Lynch and Pamela D. Lynch, husband and wife, dated 10/15/2013, recorded on 10/18/2013, in Instrument No. 20131018-0109109, Register's Office of Davidson County, Tennessee. Being the same property conveyed to Doug Myhand Construction, LLC by deed from Parlay, LLC, dated 10/10/2014, recorded on 10/14/2014, in Instrument No. 20141014-0094746, Register's Office for Davidson County, Tennessee.

2015 property taxes a lien, not yet due and payable.

This property is __unimproved _X_improved property known as: 801 Azura Landing, Old Hickory, TN 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, forever. We covenant with 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title

to the said land to the GRANTEE, its successors 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.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Wilson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 14th day of April, 2015.

Doug Myhand Construction, LLC

By: Doug Myhand
Its: Managing Partner

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Doug Myhand, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Managing Partner (or other officer authorized to execute the instrument) of Doug Myhand Construction LLC, the within named bargainor, a limited liability company, and that as such Managing Partner, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as Managing Partner of said LLC.

Witness my hand and official seal, at office, on this the 14th day of April, 2015.

Tammy J Duncan

Notary Public
My commission expires: 4/20/15

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY