WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150029443 DEEDWARR
Recvd: 04/20/15 10:12 2 pgs
Fees:13.00 Taxes:555.00

20150420-0034783

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-3-2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin Pennington	Kevin Pennington	119-05-0-182
(NAME)	(NAME)	
629 Post Oak Circ.	629 Post Oak Cir.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37027	Nashville, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **David M. Birchett and wife, Paula Birchett**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kevin Pennington,** _____, hereinafter called the GRANTEE(S), their heirs and/or 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 35 on the Plan of Re-Subdivision of Lots Nos. 4 to 9, inclusive of Block No. 27 and other blocks or lots in Cumberland Nurseries, of record in Plat Book 161, Page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to David M. Birchett by Quitclaim Deed from Jerry Spence, dated 08/28/2001 recorded 09/07/2001 of record in Record Instrument No. 20010907-0097411, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to David M. Birchett and wife, Paul Birchett by Warranty Deed from Helen B. Shacklett, dated 03/15/2001 recorded 03/23/2001 of record in Record Instrument No. 20010323-0028044, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 161, Page 139, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 304 Lutie Street, A, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-25124
SMG TN Warranty Deed

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 27th day of March, 2015.

David M. Birchett

Paula Birchett

State of Tennessee
County of Wilson

Personally appeared before me David M. Birchett and Paula Birchett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of March, 2015.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122