WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150031422 DEEDWARR
Recvd: 04/24/15 16:09 2 pgs
Fees:13.00 Taxes:1239.50
20150424-0037083

State of Tennessee
County of

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

RACHEL ODOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. Kelvin Pennington Rhonda S. Pennington	New Owner	118-13-0-002.00
(NAME)	(NAME)	
629 Post Oak Circle		
(ADDRESS)	(ADDRESS)	
Brentwood , TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jesse Emerson Ford Jr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **J. Kelvin Pennington and wife, and Rhonda S. Pennington,** 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 Nos. 42 and 43 on the Map showing the Subdivision of the Draughon Tract, as of record in Book 974, Page 39, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to J. Emerson Ford and wife, Irene P. Ford, by deed of record in Book 1306 , Page 630 , Register's Office for County, Tennessee. The said J. Emerson Ford predeceased Irene P. Ford. the said Irene P. Ford died testate. Her estate was never probated, however, the beneficiary of the will and the Tennessee intestate heir are one and the same being her only child her son J. Emerson Ford, Jr. reference Heirship Affidavits recorded simultaneously herewith in Instrument Numbers 20150424-0037081 and 20150424-0037082, Davidson County Register of Deeds.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Jesse Emerson Ford, Jr. by Jill Williams Harris as Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. 20150424-0036861 , in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1111 Graybar Lane, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

BOX 10-A

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/our hands this 24th day of April, 2015.

Jesse Emerson Ford, Jr. by Jill Williams Harris, his attorney in fact

Jesse Emerson Ford, Jr. by Jilll Williams Harris, his attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 24th day of April, 2015 before me personally appeared Jill Williams Harris, the person who executed the foregoing instrument on behalf of Jesse Emerson Ford, Jr. and who acknowledged that she executed the same as the free act and deed of the said Jesse Emerson Ford, Jr., through Power of Attorney granted she by the said Jesse Emerson Ford, Jr.

Notary Public
Commission Expires:

VICTOR HAZELWOOD
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 03-20-2018