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

39-B
File #15-1194

BILL GARRETT, Davidson County
Trans:T20150047920 DEEDWARR
Recvd: 06/16/15 15:28 2 pgs
Fees:13.00 Taxes:2312.87
20150616-0057391

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 **Robin C. Penning and wife, Kelly L. Penning and Lewis Baird Graham and wife, Carlin G. Graham**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bonnie Zimmerman, a 73% undivided interest and John Welker, a 27% undivided interest, as Tenants in common**, 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, being Unit B, Springdale Condominiums, as established under Master Deed of record in Instrument No. 20060320-0031496, in the Register's Office for Davidson County, Tennessee. to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in common elements as shown on said master deed.

Being part of same property conveyed to Robin C. Penning and wife, Kelly L. Penning and Lewis Baird Graham, unmarried, by Warranty Deed from James M. Summerville, dated December 5th, 2005, of record as Instrument No. 20051208-0147325, Register's Office for Davidson County, Tennessee. Lewis Baird Graham is now married to Carlin G. Graham. Carlin G. Graham joins in this conveyance to convey any and all marital interest she may have in said property.

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: 2911 Woodlawn Drive, Nashville TN, 37215.

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 5th day of June, 2015.

Robin C. Penning

Kelly L. Penning

Lewis Baird Graham

Carlin G. Graham

State of Tennessee)
County of Davidson)

On this 5th day of June, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Robin C. Penning, Kelly L. Penning, Lewis Baird Graham and Carlin G. Graham, 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: 5/8/18

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 625,100.00.**

Affiant

Sworn and subscribed before me on this the 5th day of June, 2015.

Notary Public

My Commission Expires: 5/8/18

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Bonnie Zimmerman 2911 Woodlawn Drive Nashville, TN 37215	NEW OWNER	117-02-0M-002.00