WARRANTY DEED

B-JG-15-3431

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/7/2017 (AFFIX SEAL)

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David F. Penson and Jennifer M. Penson	**SYNOVUS MORTGAGE CORP.**	
(NAME)	(NAME)	
3431 Hopkins Street	**2204 LAKESHORE DR, STE 325**	**117-11-0-100.0**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**BIRMINGHAM, AL 35209**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **DALE AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAVID F. PENSON AND JENNIFER M. PENSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Final Plat of Lily Court Subdivision of record in Instrument Number 20040113-0005331, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dale Avenue, LLC, a Tennessee limited liability company by Warranty deed from Robert Huseby, married of record in Instrument No. 20130715-0072882 Register's Office for Davidson County, Tennessee, dated July 12, 2013 and recorded on July 15, 2013.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20040113-0005331, Register's Office of Davidson County, Tennessee.
- Easement and Restrictive Covenant of record in Instrument Number 20120906-0080883, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3431 Hopkins Street , Nashville, Tennessee 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(S), their heirs and 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 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.

BILL GARRETT, Davidson County
Trans:T20150049291 DEEDWARR
Recvd: 06/19/15 15:09 2 pgs
Fees:13.00 Taxes:4717.50
20150619-0059070

Witness my/our hand(s) this the 18th DAY OF JUNE, 2015.

Dale Avenue, LLC, a Tennessee limited liability company

BY: Jeff Gaw - Chief Manager
Jeff Gaw, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeff Gaw, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Chief Manager of Dale Avenue, LLC, the within named bargainor, a limited liability company, and that he/she as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18 day of June, 2015.

Notary Public

My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212