PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57546
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Christopher J. Dinkel Bethany F. Dinkel 1944 Edenbridge Way Nashville, TN 37215	Wells Fargo Bank, N.A. 6200 Park Avenue Des Moines, IA 50321

TAX MAP PARCEL NUMBERS: 15901002000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$885,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Penson Co-Trustee of the Penson Family Trust, dated September 1, 2006 and Jennifer Penson, Co-Trustee of the Penson Family Trust, dated September 1, 2006**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher J. Dinkel and Bethany F. Dinkel, husband and wife,** 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 Lot No. 22 on the Plan of Hound's Run of record in Book 6900, pages 167-171, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to David F. Penson and wife, Jennifer Penson by Warranty Deed from Maureen P. Malee, unmarried, dated June 26, 2009 and recorded on June 29, 2009 of record in Instrument No. 20090629-0060298, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20090824-0079653, said Register's Office, Jennifer Penson conveyed her interest in subject property to David F. Penson. Subject property was further conveyed to Penson Family Trust dated September 1, 2006, David Penson and Jennifer Penson, Trustees.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, pages 167-171, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7079, page 995, Book 7238, page 736, Book 11719, page 845, Instrument No. 20060206-0014746, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 1944 Edenbridge Way, 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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

BILL GARRETT, Davidson County
Trans:T20150049989 DEEDWARR
Recvd: 06/23/15 10:11 2 pgs
Fees:13.00 Taxes:3274.50
20150623-0059925

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.

WITNESS THE EXECUTION HEREOF this 18th day of June, 2015

CO-TRUSTEE

David Penson Co-Trustee of the Penson Family Trust, dated September 1, 2006

CO TRUSTEE

Jennifer Penson, Co-Trustee of the Penson Family Trust, dated September 1, 2006

State of Tennessee

County of Davidson

On this 18th day of June 2015, before me the undersigned authority, personally appeared David Penson Co-Trustee of the Penson Family Trust, dated September 1, 2006 and Jennifer Penson, Co-Trustee of the Penson Family Trust, dated September 1, 2006, 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.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $885,000.00.

Affiant

Sworn and subscribed before me this 22nd day of June, 2015

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary

My Commission Expires: 10/18/16