

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Bari A. Brooks

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF August, 2015

Notary Public

MY COMMISSION EXPIRES:

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
BARI A. BROOKS	REGIONS BANK D/B/A REGIONS MTG.	007-00-0/083.00
(NAME) 1961 TINNIN ROAD	(NAME) 2050 PARKWAY OFFICE CIRCLE	
(ADDRESS) GOODLETTSVILLE, TN 37072	(ADDRESS) BIRMINGHAM, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, KENNETH NEAL PENDLEY, VIVIAN PENDLEY HOLLIDAY, DELORES PENDLEY COLEMAN AND VERNON LYNN PENDLEY, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BARI A. BROOKS AND BARRY W. BROOKS, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A TRACT OF LAND IN THE 10TH, FORMERLY 20TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 1 ALLOTTED TO J.W. TINNIN IN THE PARTITION OF THE LANDS OF JOSIAH W. TINNIN, DECEASED, OF RECORD IN BOOK 112, PAGES 595 AND 596, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF A COUNTY ROAD, THE SOUTHWEST CORNER OF SAID LOT NO. 1 BEING ALSO THE SOUTHWEST CORNER OF A SMALL TRACT OF LAND CONVEYED TO F.D. BRIDGES, BY DEED FROM DAVID SMITLEY, JR., OF RECORD IN BOOK 29, PAGE 307, SAID REGISTER'S OFFICE; THENCE EASTERLY WITH THE CENTER OF SAID ROAD, 313.9 FEET TO THE SOUTHWEST CORNER OF A 15 FOOT STRIP FOR A ROADWAY CONVEYED TO L.W. DENNEY, BY DEED FROM J.W. TINNIN AND WIFE, OF RECORD IN BOOK 519, PAGE 302, SAID REGISTER'S OFFICE; THENCE NORTH 2 DEG. EAST, WITH THE WESTERLY MARGIN OF SAID 15 FOOT STRIP, 676 1/2 FEET TO THE LINE OF A TRACT OF LAND OWNED BY L.W. DENNEY; THENCE NORTH 87 DEG. WEST, WITH SAID DENNEY'S SOUTHERN BOUNDARY LINE, 238 FEET TO A STAKE; THENCE SOUTH 2 DEG. WEST 132 FEET; THENCE NORTH 88 DEG. WEST 75.9 FEET; THENCE SOUTH 2 DEG. WEST 561 FEET TO THE BEGINNING, CONTAINING 5 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO OTTO PENDLEY, JR. AND WIFE, NANCY R. PENDLEY, BY WARRANTY DEED BOYD BRADLEY AND WIFE, MABLE G. BRADLEY AND ARTHUR E. GARRISON, RECORDED ON JULY 5, 1955 IN RECORD BOOK 2439, PAGE 165, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BILL GARRETT, Davidson County
Trans:T20150073704 DEEDWARR
Recvd: 08/31/15 10:56 3 pgs
Fees:18.00 Taxes:1110.00
20150831-0087961

OTTO PENDLEY, JR. DIED ON OCTOBER 3, 2007. NANCY R. PENDLEY DIED ON JANUARY 13, 2009, LEAVING HER CHILDREN, KENNETH NEAL PENDLEY, VIVIAN PENDLEY HOLLIDAY, DELORES PENDLEY COLEMAN AND VERNON LYNN PENDLEY, THE HEREIN GRANTORS, THE SOLE HEIRS PURSUANT TO THE AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NO. 20150831-0087959, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 1961 TINNIN ROAD, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 21st day of August, 2015.

Kenneth Neal Pendley by Vivian Pendley Holliday, Atty. In Fact
KENNETH NEAL PENDLEY
BY: VIVIAN PENDLEY HOLLIDAY, ATTY. IN FACT

Vivian Pendley Holliday
VIVIAN PENDLEY HOLLIDAY

Delores Pendley Coleman
DELORES PENDLEY COLEMAN

Vernon Lynn Pendley
VERNON LYNN PENDLEY

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, VIVIAN PENDLEY HOLLIDAY, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 21st day of August, 2015.

Lori Buie
NOTARY PUBLIC
My commission expires: 9/21/15

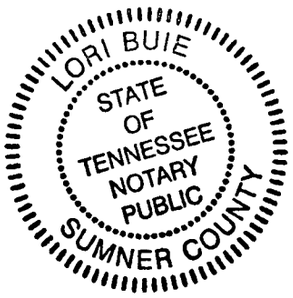
LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, VIVIAN PENDLEY HOLLIDAY, to me known (or proved to me on the basis of satisfactory evidence) to the the person who executed the foregoing instrument on behalf of KENNETH NEAL PENDLEY, and who acknowledged that she executed the same as the free act and deed of KENNETH NEAL PENDLEY.

DONE at offices in Hendersonville, Tennessee, on this the 21st day of August, 2015.

Lori Buie
NOTARY PUBLIC
My commission expires: 9/21/15

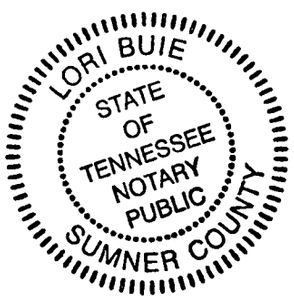


STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, DELORES PENDLEY COLEMAN, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 21st day of August, 2015.

Lori Buie
NOTARY PUBLIC
My commission expires: 9/21/15



STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, VERNON LYNN PENDLEY, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 21st day of August 2015.

Lori Buie
NOTARY PUBLIC
My commission expires: 9/21/15

