BILL GARRETT, Davidson County
Trans:T20150081831 DEEDWARR
Recvd: 09/25/15 13:00 2 pgs
Fees:13.00 Taxes:1254.30
20150925-0097682

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00.

Jones
Affiant

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF September, 2015.

Notary Public
MY COMMISSION EXPIRES: 3/24/17
File No. G15-2728D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Steven Gentile and Solvig Gentile, husband and wife (NAME)	Ameris Bank (NAME)	83-6-173
203 Fall Street (STREET ADDRESS)	1800 Parkway Place Suite 820 (STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Marietta, GA 30067 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Tracy C. Pennebaker and Jeremy C. Pennebaker, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven Gentile and Solvig Gentile, husband and wife,** 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 the easterly one-half of Lot No. 5 on the plan of Sneed and Hamilton's Resubdivision of Lots 2, 3, 7, 8, 9, 10, 15, 16, 17 and 18 in First Subdivision of Brownsville, as shown by plat of record in Book 161, Page 149, in the Register's Office for Davidson County, Tennessee.

Said easterly one-half of Lot No. 5 fronts 50 feet on the northerly side of Fall Street and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Tracy C. Pennebaker and Jeremy C. Pennebaker, wife and husband from Tracy C. Monette n/k/a Tracy C. Pennebaker, married, by Quit Claim Deed dated August 19, 2011, as Instrument No. 20110829-0066682, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 161, page 149, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 203 Fall Street, Nashville, TN 37206.

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. Whenever 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 hand(s) this 22nd day of September, 2015.

Tracy C. Pennebaker — September 22, 2015
Tracy C. Pennebaker — Date

Jeremy C. Pennebaker — September 22, 2015
Jeremy C. Pennebaker — Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tracy C. Pennebaker and Jeremy C. Pennebaker, wife and husband, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of September, 2015.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066