BILL GARRETT, Davidson County
Trans: T20150083644 DEEDWARR
Recvd: 10/01/15 13:15 2 pgs
Fees: 13.00 Taxes: 547.23
20151001-0099939

RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,900.00

Robin Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2015.

Janice H. Collins
Notary Public

MY COMMISSION EXPIRES: 9-11-17

(AFFIX SEAL)

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Cardoni	To Be Agreed Upon	075120C00800CO
(NAME)	(NAME)	
757 Tulip Grove Road, Townhome 1402	Churchill Mortgage Corp. 761 Old Hickory Blvd. #400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Charles G. Pennell and wife, June M. Pennell**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **John Cardoni and Crystal Cardoni**,*hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit: *husband and wife

Land in Davidson County, Tennessee, Being Unit 1402, on the Plan of Resubdivision of Brookside Park Townhomes, Phase One, as shown on plat of record in Instrument No. 20000107-0002402, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles G. Pennell and wife, June M. Pennell by Warranty Deed from Tony T. Mallory, unmarried, dated 3/24/2008 recorded on 3/28/2008, of record in Instrument No. 20080328-0031336, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plan of record in Instrument No. 20000107-0002402; Covenants, conditions, easements and restrictions recorded of record in Book 11653, Page 251, First Amendment to Declaration recorded of record in Instrument No. 20000718007053 2; By-Laws recorded of record in Book 11653, Page 273; Charter of Brookside Park Townhouse Corporation recorded of record in Book 11653, Page 248, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 757 Tulip Grove Road, Townhome 1402, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-28181
SMG TN Warranty Deed

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/or 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/or 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 our hands this 29th day of September, 2015.

Charles G. Pennell

June M. Pennell

State of Texas
County of ~~Waller~~ Fort Bend

Personally appeared before me Charles G. Pennell and June M. Pennell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of September, 2015.

Notary Public
My Commission Expires:

REBECCA M. HAFNER
Notary Public, State of Texas
My Commission Expires
August 16, 2019

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122