THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1954

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jordan Drumel Joshua N Landreth 317 Grace Street Nashville, TN 37027	Peoples Home Equity Inc. 150 N Seven Oaks Knoxville, TN 37922	092-03-0-196.00

BILL GARRETT, Davidson County
Trans:T20150086348 DEEDWARR
Recvd: 10/09/15 13:38 2 pgs
Fees:13.00 Taxes:621.60
20151009-0103225

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $168,000.00

John F. Brennan
Affiant

Subscribed and sworn to before me, this the 6th day of October, 2015.

Amanda Vaughn
Notary Public
My Commission Expires:
(Affix Seal) 8/23/2016

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Rhonda R. Pannell, a married woman,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jordan Drumel, a married man, and Joshua N Landreth, an unmarried man,** 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 Lot No. 235, on the Map of Block 9, Heffernan Place (erroneously called Hefferman Place in previous deeds of record), as shown of record in Plat Book 161, page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Rhonda R. Pannell, a married woman by Warranty Deed from Roslyn Banks, unmarried, dated June 29, 2012, recorded July 2, 2012, of record in Instrument No. 20120702-0057755, Register's Office for Davidson County, Tennessee.

Subject property is not the principal or marital residence of Grantor, her spouse, or dependents, as defined by statute. However, Steve Pannell joins in the execution of this deed for the expressed purpose of conveying any/all interest he may have in subject property by virtue of his marriage to Rhonda R. Pannell.

This is ☒ Improved OR ☐ Unimproved property located at: **2400 Eden Street, Nashville, TN 37208**

This conveyance is made subject to (1) Property taxes for the year 20158 are a lien paid at closing. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to Grantor who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **6th** day of **October, 2015.**

GRANTOR(S)

Rhonda R. Pannell

Steve Pannell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Rhonda R. Pannell** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **6th** day of **October, 2015.**

Notary Public
My Commission Expires:
8/23/2016

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Steve Pannell** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **6th** day of **October, 2015.**

Notary Public
My Commission Expires: 8/23/2016

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY