WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150089606 DEEDWARR
Recvd: 10/21/15 10:00 2 pgs
Fees:13.00 Taxes:1128.50
20151021-0106956

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Gentzkow and Brianne Gentzkow	Send to	
(NAME)	(NAME)	146-7-A 1.00 CO
627 Farrell Pkwy	owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **EMILY CLAIRE PENNINGTON, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW GENTZKOW AND BRIANNE GENTZKOW,** 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 Unit A on the Plan of Farrell Condominiums as shown in Exhibit A to the Master Deed of Farrell Condominiums of record in Instrument #20040212-0016944, re-recorded in Instrument# 20040213-0017469, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed by Quitclaim Deed from J. Kelvin Pennington and wife, Rhonda S. Pennington to Emily Claire Pennington as recorded on the 31st day of December, 2014 in Instrument No. 20141231-0119162; Quitclaim Deed from J. Kelvin Pennington and wife, Rhonda S. Pennington to Emily Claire Pennington, a 17% undivided interest as recorded on the 18th day of January, 2011 in Instrument No. 20110118-0004629; Quitclaim Deed from J. Kelvin Pennington and wife, Rhonda S. Pennington to Emily Claire Pennington, a 17% undivided interest as recorded on the 30th day of December, 2010 in Instrument No. 20101230-0103983; Quitclaim Deed from J. Kelvin Pennington and wife, Rhonda S. Pennington to Emily Claire Pennington, a 17% undivided interest as recorded on the 23rd day of January, 2009 in Instrument No. 20090123-0005883; Quitclaim Deed from J. Kelvin Pennington and wife, Rhonda S. Pennington to Emily Claire Pennington, a 17% undivided interest as recorded on the 31st day of December, 2008 in Instrument No. 20081231-0124104 and part of Warranty Deed from William Harvey Bishop, unmarried to J. Kelvin Pennington as recorded on the 15th day of July, 2003 in Instrument No. 20030715-0098463, in the Register's Office of Davidson County, Tennessee.

Thomas Glenn Chaffin joins in this conveyance to convey any marital interest he may have.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 1835, Page 122, 123 and 124, said Register's Office; (c) restrictive covenants of record in Instrument No. 20040212-0016944, re-recorded in Instrument No. 20040213-0017469, said Register's Office; and (d) Easement for Sanitary Sewer/Storm Drainage, recorded in Book 6416, Page 874, said Register's Office.

unimproved
This is improved x property, known as 627 Farrell Pkwy, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my hand this 22 day of September, 2015.

EMILY CLAIRE PENNINGTON

THOMAS GLENN CHAFFIN

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 Emily Claire Pennington and Thomas Glenn Chaffin, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22 day of September, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015