Davidson County DEEDWARR
Recvd: 11/04/15 10:16 3 pgs
Fees:18.00 Taxes:284.53
20151104-0112323

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,900.00

Amanda G. Kimbrell
Affiant

Subscribed and sworn to before me, this 3rd DAY OF November, 2015.

Notary Public

MY COMMISSION EXPIRES: 10.12.19
(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

BH15-0226

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda Kimbrell	IBERIABANK Mortgage	
226 Cedarwood Lane (ADDRESS)	P.O. Box 7171 (NAME)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Little Rock, AR 72223 (ADDRESS) (CITY) (STATE) (ZIP)	043-02-0A-226.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SCOTT A. PENNELL, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AMANDA KIMBRELL, A SINGLE PERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 226, on the Plan of the Resubdivision of a portion of Phase Two, Cedarwood Courtyard Homes, as shown on plat of record in Plat Book 5200, page 590, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Scott A. Pennell, unmarried by Warranty deed from Carroll B. White and Emily R. Cheyne White, husband and wife of record in Instrument No. 20020904-0107017 Register's Office for Davidson County, Tennessee, dated August 29, 2002 and recorded on September 04, 2002.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 5200, Page 590, Book 5302, Page 546, as amended in Book 5495, page 661; Book 5495, Page 680, Book 6119, page 402; Book 6216, page 432; Book 6707, page 216; Book 9010, page 503; Book 9010, page 505 and Instrument No. 20070802-0092060, Book 5307, Page 231, Instrument No. 20070802-0092059, Instrument No. 20120921-0085950 and Instrument No. 20140505-0037855, Book 5497, Page 595 and Book 6162, Page 432, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 226 Cedarwood Lane, Madison, Tennessee 37115
(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 GRANTEE(S), their heirs and 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 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/our hand(s) this 3rd day of November, 2015.

Scott A. Pennell

STATE OF Tennessee
COUNTY OF Davidson

On this the 3rd day of November, 2015, before me personally appeared Scott A. Pennell, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd day of November, 2015.

Notary Public

My Commission Expires: 01/27/2019

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Cari Mule' do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Cari Mule', who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/20/2018

