WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April 2016

Notary Public

MY COMMISSION EXPIRES: 7.2.2018

(AFFIX SEAL)

ROBIN L FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MVU61445

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 Harrington	New Owner	07309062.00
(NAME)	(NAME)	BILL GARRETT, Davidson County
2401 Mcginnis		Trans:T20160037152 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 05/04/16 14:07 2 pgs
Nashville, TN 37216		Fees:13.00 Taxes:1110.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20160504-0044104

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, **William J. Pendley and Cortney Pendley, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **John Harrington and Holly Harrington, husband and wife**, 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:

A Certain tract or Parcel of Land in Davidson county, state of Tennessee, described as follows, to-wit:

Being Lot No. 55 on the Map of Gibson Heights, as of record in Book 1835, Page 133, Register's Office for Davidson County and described as follows:

Beginning at a point in the easterly margin of Cooper Lane at the corner of Lots 54 and 55; thence with the line between said Lots southeasterly 129.91 feet to a corner of Lot 56; thence with the line between said Lots 55 and 56, southwesterly 129.2 feet to the north margin of McGinnis Drive; thence with the margin of the same northwesterly 106.91 feet to the beginning of a curve; thence around said curve northerly 36.13 feet to the margin of Cooper Lane thence with the margin of the same northerly 106.2 feet to the point of beginning.
Being the same property conveyed to William J. Pendley, a single person by Warranty Deed dated 01/11/2010

Being the same property conveyed to William J. Pendley, a single person by Warranty Deed dated 01/11/2010 from Sugarbush Investment Group, Inc., a Tennessee Corporation of record in Instrument 201002010007615, Register's Office for Davidson County, Tennessee.

Cortney Pendley, spouse of William Pendley, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, to said property.

Subject to: (1) All matters as set forth per Book 1835, Page 133, said Register's Office.

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 2401 Mcginnis, Nashville, TN 37216
(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/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 29 day of April, 2016

William J. Pendley

Cortney Pendley

State of Tennessee
County of Wilson

Personally appeared before me William J. Pendley and Cortney Pendley, 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 .

Notary Public ~~Tracey Trumphour~~ - MJ
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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