THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Maury
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 BILL GARRETT, Davidson County Trans:T20160045938 DEEDWARR Recvd: 06/01/16 10:17 2 pgs Fees:13.00 Taxes:1548.45 20160601-0054882	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $418,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF May, 2016 Notary Public MY COMMISSION EXPIRES: My Commission Expires 03-19-2019 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cody H Penrod	Cody H Penrod.	MAP
4412 Soper Ave	609 Ashland Place	PARCEL 132-09-0-099.00
Nashville, TN 37204	Nashville TN 37215	
(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, **Ann L. Rochelle, surviving tenant by the entirety**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cody H Penrod**

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:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 42, on the Map of the Subdivision of certain lots in Oak Hill Subdivision No. 1, as of record in Book 547, Page 52, the Register's Office for Davidson County, Tennessee.

Said Lot No. 42 fronts 100 feet on the Easterly side of Soper Avenue and extends back 239.7 feet on the Northerly line and 239.3 feet on the Southerly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Guy B. Rochelle and wife Ann L. Rochelle by Warranty Deed dated 02/18/1954 from Eugene Dugger and wife Alma C. Dugger of record in Book 2248, Page 551, Register's Office for Davidson County, Tennessee. Guy B. Rochelle having died on or about July 27, 2015 leaving Ann L. Rochelle as surviving tenant by the entirety. Guy B. Rochelle and Ann L. Rochelle were married until the time of his death.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **4412 Soper Ave, Nashville, TN 37204.**

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 _____ hand( ) this the 31st day of May, 2016.

Ann L. Rochelle

Ann L. Rochelle

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ann L. Rochelle** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31st day of May, 2016.

My Commission expires: 10-7-2019

Notary Public

