Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160056871 DEEDWARR
Recvd: 07/05/16 11:00 2 pgs
Fees:13.00 Taxes:899.10
20160705-0068342

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive
Suite 290
Brentwood, TN 37027

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of June, 2016.

Notary Public
Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 10, 2018

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
William Kellett 2608 Lishwood Drive, Lot 115 Nashville, TN 37214	NEW OWNER	062 15 0019.00

WARRANTY DEED

FOR AND IN 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, I/WE,

James W. Pennington

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Kellett, an unmarried person and Alexandra Tatro, an unmarried person, as joint tenants with right of survivorship

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. 115 on the plan of SOUTHERLAND HEIGHTS (a/k/a Sutherland Heights), SECTION 3, as shown by plat of record in Plat Book 2663, Page 117, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot. No. 115 fronts 120 feet on the southerly margin of Lishwood Drive and extends back between lines measuring 360.5 feet on the easterly side and 373.5 feet on the westerly side to a dead line in the rear on which it measures 58.5 feet.

Being the same property conveyed to James W. Pennington by Warranty Deed from James J. Howell, married, dated 11/11/2011 and recorded 11/15/2011 in Instrument Number 20111115-0089017, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2608 Lishwood Drive, Lot 115, Nashville, TN 37214.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of June, 2016.

James W. Pennington

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
James W. Pennington
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson Co., Tennessee this 30th day of June, 2016.

Notary Public
My Commission Expires: _____

(Notary Seal)

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018