This Instrument Prepared By:
**Lee and Lee Attorneys at Law, P. C.**
**109 East Gay Street, 615-444-1312**
**Lebanon, Tennessee 37087**

L&L# Q68-34

ADDRESS NEW OWNER:
**Debbie Tyler**
**812 Bexhill Court North**
**Hermitage, TN 37076**

SEND TAX BILL TO:
**Owner**

MORTGAGEE:

MAP **52.00**
GROUP
PARCEL **1.00 p/o**

**Davidson County DEEDWARR**
**Recvd: 07/14/16 13:41 3 pgs**
**Fees:18.00 Taxes:8.26**
**20160714-0072401**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pennington Bend Group, L. P., a Tennessee limited partnership**, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Debbie Tyler**, hereinafter called the GRANTEE, her representatives and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Being all of Lot 34 of the Final Plat of Consolidation of Lots 26 Thru 64 of the Subdivision of Part of Lot No. 17 of the Subdivision of the Robert Young Farm in Pennington's Bend, Plat Book 547, Page 123, Register's Office of Davidson County, Tennessee, as recorded in Instrument # 201604110034398, in the Register's Office of Davidson County, Tennessee.
>
> Containing per said Plat: 15,446 Square Feet +/- or 0.35 Acres +/-
>
> Included in this Description but excluded from this conveyance is the property conveyed to Debbie Tyler in Instrument of Record 20130408-0034181, in the Register's Office of Davidson County, Tennessee.
>
> Containing per said Plat: 5,000 Square Feet +/- or 0.11 Acres +/-
>
> Being a part of the same property conveyed to Pennington Bend Group, L. P., a Tennessee limited partnership by deed from Gordon E. Morrow, Sr., Alisa Carol Morrow Burton, Carla Ann Morrow Nixon, Maria Lynn Morrow Murdock, and Gordon E. Morrow, Jr. dated May 15, 1998, of record in Book 11026, page 782, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Miami Avenue, Lot 34, Nashville, Tennessee 37214. Possession is to be given on July 14, 2016. Property taxes have been prorated and settled at closing for the year 2016, and shall be paid by the Grantors when due.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 14th day of July, 2016.

Pennington Bend Group, L. P.

By: Gordon E. Morrow, Sr., Managing General Partner

STATE OF TENNESSEE )
COUNTY OF WILSON )

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Gordon E. Morrow, Sr.** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Managing General Partner of Pennington Bend Group, L. P.,** a Tennessee limited partnership, the within named bargainor, and that he as such Managing General Partner, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the Tennessee limited partnership as such Managing General Partner.

WITNESS my hand and official seal at office this 14th day of July, 2016.

NOTARY PUBLIC

JOHN M. LEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON My Commission Expires August 21, 2018

My Commission Expires: 8-21-18

* * * * * *

STATE OF TENNESSEE )
COUNTY OF WILSON )

The actual value or consideration, whichever is greater, for this transfer is **$2,232.85**.

AFFIANT

Subscribed and sworn to before me on this 14th day of July, 2016.

NOTARY PUBLIC

JOHN M. LEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON My Commission Expires August 21, 2018

My Commission Expires: 8-21-18

## ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 2.4.20