Davidson County DEEDWARR
Recvd: 08/08/16 16:10 3 pgs
Fees:18.00 Taxes:703.00
20160808-0082495

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me, this 8th day of August, 2016.

Notary Public
My commission expires: 04/03/20

NICHE MALONE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

06-1607-76492

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jay Pence	NEW OWNER	064-16-0-D-210.00-CO
2808 Summer Hollow Lane		
Hermitage TN 37076		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Claire Zahra, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jay Pence and Marilyn Pence husband and wife**, hereinafter called the Grantees, their successors 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. 336, on the Plan of Section Four, Truxton Park, of record in Instrument No. 20020528-0064435, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas Moretto, an unmarried man and Claire Zahra, an unmarried woman by deed from Beazer Homes Corp. DBA Phillips Builders, a Tennessee Corporation, dated March 27, 2003, recorded April 3, 2003, of record in Instrument No. 20030403-0043993, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Claire Zahra by Quitclaim Deed from Thomas Moretto, dated May 23, 2005, recorded June 6, 2005, of record in Instrument No. 20050606-0064212, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2808 Summer Hollow Lane, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 8th day of August, 2016.

Claire Zahra

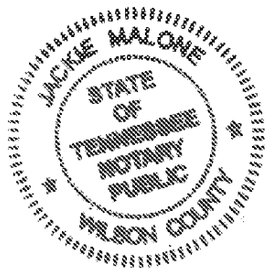
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Claire Zahra**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 8th day of August, 2016.

Jackie Malone
State of Tennessee at Large

My Commission expires: 04/03/20



True Copy Certification

I, Christi M. Johnston, 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Gail Hudson[Name of Notary], a notary public for this county and state, Christi M. Johnston[Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

My Commission Expires: _____

{Notary' Seal}