BILL GARRETT, Davidson County
Trans:T20160070202 DEEDWARR
Recvd: 08/12/16 14:08 2 pgs
Fees:13.00 Taxes:888.00
20160812-0084342

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10TH DAY OF AUGUST, 2016,

Notary Public

MY COMMISSION EXPIRES: 3/25/18
(AFFIX SEAL)

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jason L. Smith and Samantha L. Smith	NEW OWNER	141 05 0A 203.00
(NAME)	(NAME)	
1264 Scarcroft Ln.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty Thousand And No/100 Dollars ($240,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Bruce M. Pennington, a married man** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jason L. Smith and Samantha L. Smith, husband and wife**, 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, TN being Lot No. 203 on the Plan of Avondale Park, Phase 2, Section I as shown on the plan of record in Instrument No. 20110208-0011105 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Bruce M. Pennington, a married man by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes dated April 3, 2012 and recorded April 4, 2012 as Instrument No. 201204040028557, in said Register's Office for Davidson County, Tennessee.

Summor Pennington, spouse of David M. Pennington, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 1264 Scarcroft Ln., Nashville, TN 37221

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, has 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 our hands this 10th day of August, 2016.

Bruce M. Pennington

Summor Pennington

STATE OF TENNESSEE

COUNTY OF Williamson

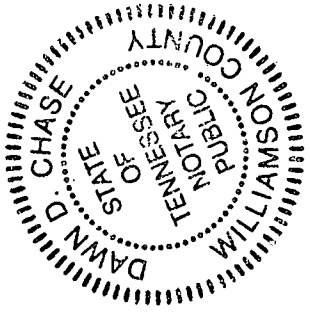
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Bruce M. Pennington and Summor Pennington, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of August, 2016.

Notary Public

My Commission Expires: 3/6/18

(SEAL)



File Number: FRN-165121SSO