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

L&L# Q68-45

ADDRESS NEW OWNER:
Stephen Goddard
2506 Miami Avenue
Nashville, TN 37214

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **52**
GROUP
PARCEL **1.00 p/o**

Davidson County DEEDWARR
Recvd: 09/16/16 09:18 3 pgs
Fees:18.00 Taxes:4.00
20160916-0097379

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pennington Bend Group, L. P.**, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Stephen Goddard and wife, Kim Goddard**, hereinafter called the GRANTEES, their heirs 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 45 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 for Davidson County, Tennessee as recorded in Instrument # 201604110034398, In the Register's Office of Davidson County, Tennessee.

Containing per said Plat: 15,020 Square Feet +/- or 0.34 Acres +/-.

Included in this Description but excluded from this conveyance is the property conveyed to Steven Goddard and wife Kim Goodard in Instrument of Record 20130610-0058749, in the Register's Office of Davidson County, Tennessee. Further reference is made to Instrument of record in Instrument No. 20051220-0152352, in the Register's Office of Davidson County, Tennessee.

Containing per said Plat: 10,000 Square Feet +/- or 0.23 Acres +/-.

Being a part of the same property conveyed to Pennington Bend Group, L. P. 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 45, Nashville, Tennessee 37214. Possession is to be given on August 5, 2016. Property taxes have been prorated and settled at closing for the year 2016, and shall be paid by the Grantor 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 GRANTEES, their heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 5th day of August, 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.,** the within named bargainor, a Tennessee limited partnership, 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 v as such Managing General Partner.

WITNESS my hand and official seal at office this 5th day of August, 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

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$1,081.46**

AFFIANT

Subscribed and sworn to before me on this 5th day of August, 2016.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 2.4.20

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