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

L&L# **Q68-26**

ADDRESS OF NEW OWNER:
SEND TAX BILL TO:
Randal Scot Burton
2554 Miami Avenue
Nashville, TN 37214

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

Davidson County DEEDQC
Recvd: 09/16/16 10:50 3 pgs
Fees:17.00 Taxes:0.00
20160916-0097544

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Pennington Bend Group, L. P., a Tennessee limited partnership**, does hereby transfer and convey, remise and release and forever quitclaim unto **Randal Scot Burton and wife, Alisa Carol Morrow Burton**, their heirs and assigns, all its right, title and interest in and to that certain tract or parcel of land described as follows, to-wit:

Being all of Lot 26 of the Final Plat of Consolidation of Lots 26-64 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 No. 201604110034398, in the Register's Office of Davidson County, Tennessee.

Containing per said Plat: 39,185 Square Feet +/- or 0.90 Acres +/-.

Included in this Description but excluded from this conveyance is the property conveyed to Randall Scott Burton and wife, Alisa Carol Morrow Burton in Instrument of Record in 20070518-0059633, in the Register's Office of Davidson County, Tennessee. And also of record in Plat Book 20070418-0046292 Register's Office of Davidson County, Tennessee.

Containing per Plat of record 24,157 Square Feet +/- or 0.54 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 26, Nashville, Tennessee 37214. Possession is to be given on September 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 INSTRUMENT and the interest hereby released and conveyed are subject to all taxes, restrictions, easements, ordinances and encumbrances as may affect the premises.

WITNESS our hands this the September 14, 2016.

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, 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 Tennessee limited partnership as such Managing General Partner.

WITNESS my hand and official seal at office this September 14, 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 consideration or value of this transfer is $ - 0 - .

AFFIANT

Subscribed and sworn to before me on this September 14, 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