Box 14

File 288868

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160092228 DEEDWARR
Recvd: 10/19/16 09:56 2 pgs
Fees: 13.00 Taxes: 296.00
20161019-0110359

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of October, 2016.

Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

ANNA AGEE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Shamrock Homes and More, LLC, a Tennessee limited liability company	OWNER	Map 052-16-0 Parcel 053.00
5543 Edmonson Pike, Ste. 77		
Nashville, Tennessee 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kevin Dwayne Pendleton, unmarried, and Tammy Lee, unmarried, and Kenneth Eugene Pendleton, married, and Cindy Gillihan, married, Heirs of Alice Dean Pendleton, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shamrock Homes and More, LLC, a Tennessee limited liability company

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, Tennessee, being Lot No. 35 on the Plan of Marlin Meadows, Section IV, of record in Book 2133, Pages 66 and 67, Register's Office for Davidson County, Tennessee.

Beginning on the northerly margin of Berwick Trail at the corner of Lots Nos. 34 and 35; thence with the line between said two lots northwardly 331.7 feet to the northwest corner of Lot No. 37; thence with the westerly line of Lot No. 37, southeastwardly 165.5 feet to the northwest corner of Lot No. 36; thence with the westerly line of Lot No. 36, southwardly 176.8 feet to the northerly margin of Berwick Trail; thence with said Trail westwardly 105 feet to the beginning.

Being the same property conveyed to Vernon Kenneth Pendleton and wife, Alice Dean Pendleton, by Deed dated August 16, 1966 from Rhoten Construction Company, Inc., of record in Book 4054, Page 436, Register's Office for Davidson County, Tennessee. The said Vernon Kenneth Pendleton having died on July 16, 1994, and the property is now vested in Alice Dean Pendleton, as the surviving tenant by the entirety. The said Alice Dean Pendleton having quitclaimed to Alice Dean Pendleton, by Quitclaim Deed of record in Instrument No. 20010411-0035897, said Register's Office. The said Alice Dean Pendleton having died on October 17, 2007. Affidavits of Heirship recorded in Instrument No. 20161017-0109292, Instrument No. 20161017-0109294, Instrument No. 20161017-0109293, Instrument No. 20161017-0109291, Register's Office of Davidson County, Tennessee.

This instrument is being executed on behalf of Tammy Lee, pursuant to a Power of Attorney executed by same on the 27th day of June, 2016, of record in Instrument No.20161017-0109288, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Kenneth Eugene Pendleton, pursuant to a Power of Attorney executed by same on the 25th day of June, 2016, of record in Instrument No.20161017-0109289, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Cindy Gillihan, pursuant to a Power of Attorney executed by same on the 20th day of July, 2016, of record in Instrument No.20161017-0109290, Register's Office for Davidson County, Tennessee.

Timothy Gillihan, spouse of the above named Cindy Gillihan, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption. The property conveyed herein is not now nor ever has been the principal place of residence of the Grantor Kenneth Eugene Pendleton or his spouse.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 2133, Pages 66 and 67, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 2196, Page 35, Book 2204, Page 339, and in Book 2242, Page 392, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable

This is improved (__x__) Unimproved (____) property, known as **1235 BerwickTrail, Madison, Tennessee 37115**

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 that we are lawfully seized 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; 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 my/our hand(s) this **17th** day of **October, 2016.**

Kevin Dawyne Pendleton
Kevin Dwayne Pendleton

by Kevin Pendleton Attorney in Fact
Kenneth Eugene Pendleton
Kenneth Eugene Pendleton by Kevin Pendleton, Attorney-in-Fact

Tammy Lee by Kevin Pendleton Attorney in Fact
Tammy Lee by Kevin Pendleton, Attorney-in-Fact

Cindy Gillihan by Kevin Pendleton Attorney in Fact
Cindy Gillihan by Kevin Pendleton, Attorney-in-Fact

Timothy Gillihan
Timothy Gillihan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Kevin Dwayne Pendleton and Timothy Gillihan,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **October, 2016.**

Notary Public

My Commission Expires:_____

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 17th day of October, 2016, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Kevin Dwayne Pendleton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Kenneth Eugene Pendleton, Tammy Lee, and Cindy Gillihan,** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Kenneth Eugene Pendleton, Tammy Lee, and Cindy Gillihan** , for the purpose therein contained, by signing the names of **Kenneth Eugene Pendleton, Tammy Lee, and Cindy Gillihan** , by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **October, 2016.**

Notary Public

My Commission Expires:_____

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017