Davidson County	DEEDWARR
Recvd: 12/01/16 10:03	2 pgs
Fees:13.00 Taxes:917.23	
20161201-0125998	

THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File No.: M165626

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $247,900.00

Susan Colahurdone
Affiant

Subscribed and sworn to before me, this the 30th day of November, 2016.

Jordan T. Myers
Notary Public
My Commission Expires: _____

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

WDM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bruce Pennington 7121 Commonwealth Circle Nashville, TN 37221	New Owner	126-15-B-244.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($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, We, **Brandon R Davis and Christy L Davis**,* hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bruce Pennington and Summor Pennington**,** 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:

*Husband and Wife
**Husband and Wife

Land in Davidson County, Tennessee being Lot No. 152, on the Plan of Section Three Lexington Point Subdivision, of record in Instrument No. 20020116-0006331, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Brandon R. Davis and wife, Christy L. Davis by Warranty Deed from Jack T. Robinson and Carolyn Robinson, husband and wife, recorded on the 27th day of July, 2012 in Instrument No. 20120727-0066446, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 7121 Commonwealth Circle, Nashville, TN 37221

This conveyance is made subject to (1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This Instrument was executed on behalf of Brandon R. Davis, by Christopher M. Corriveau pursuant to the Power of Attorney executed by Brandon R. Davis on November 17, 2016, of record in Instrument No. 20161201-0125996, Register's Office for Davidson County, Tennessee.

This Instrument was executed on behalf of Christy L. Davis, by Christopher M. Corriveau pursuant to the Power of Attorney executed by Christy L. Davis on November 17, 2016, of record in Instrument No. 20161201-0125997, Register's Office for Davidson County, Tennessee.

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, 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN **WITNESS** WHEREOF, Grantor has executed this instrument on this 30th day of November, 2016.

Brandon R. Davis by /s/ attorney-in-fact
Brandon R. Davis
By: Christopher M. Corriveau, Attorney in Fact

Christy L. Davis by /s/ attorney-in-fact
Christy L. Davis
By: Christopher M. Corriveau, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Christopher M. Corriveau pursuant to the Power of Attorney executed by Brandon R. Davis and Christy L. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the within instrument on behalf of Brandon R. Davis and Christy L. Davis, as Attorney in Fact, as the free Act and Deed of the said Principal(s).

WITNESS my hand and seal at office this 30th day of November, 2016.

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

/s/ Sondra Reece
Notary Public
My Commission Expires: 3/3/2020

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

/s/
Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

/s/ Shelly M Smith
Shelly M Smith
Commission Expires 4-24-2018

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY