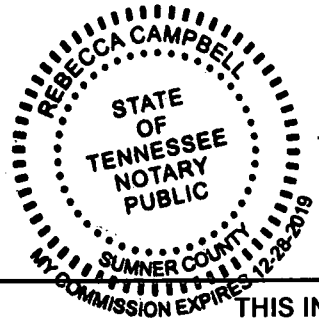
WARRANTY DEED



State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John W. Shortridge		061-03-0-040.00
(NAME)	(NAME)	
148 Gail Drive	Same	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170007041 DEEDWARR
Recvd: 01/25/17 09:28 2 pgs
Fees:13.00 Taxes:636.03
20170125-0007952

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Burma Jean Greene,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John W. Shortridge,** 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. 99 on the Plan of Gra-Mar Acres, Section, as of record in Book 2133, Page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Thomas C. Penick and wife, Nelda G. Penick, by Warranty Deed from Sweeney-Clark Realty Company, Inc., dated 2/2/1954 and recorded 5/11/1954 in Book 2278, Page 45, in the Register's Office of Davidson County, Tennessee.

The said Nelda G. Penick predeceased Thomas Charles Penick, Sr. leaving him as the surviving tenant by the entirety. Thomas Charles Penick, Sr. died testate on November 10, 2005, leaving Burma Jean Greene as devisee under Codicil No. 1 to the Last well and Testament of Thomas Charles Penick, Sr. of record in the Seventh Circuit Court for Davidson County, Tennessee. (Probate Division) Docket # 05P-1868

unimproved ☐

This is improved ☑ property, known as 4408 Saunders Ave., Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hands this 20th day of December, 2016.

Burma Jean Greene

Burma Jean Greene, Devisee under Codicil No. 1 to the
Last Will
and Testament of Thomas Charles Penick, Sr.

State of Tennessee
County of Sumner

Personally appeared before me Burma Jean Greene, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of December, 2016.

Notary Public Rebecca Campbell
My Commission Expires: _____

File No.: 162626

