BILL GARRETT, Davidson County
Trans:T20170018826 DEEDWARR
Recvd: 03/03/17 15:38 2 pgs
Fees:13.00 Taxes:543.90
20170303-0021544

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 1st day of March, 2017, by and between Lara Batey-Sanders, an unmarried woman, party of the first part, and Penny Lane Investment Company, LLC, a Tennessee Limited Liability Company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 27 in Crutcher Brothers Subdivision of part of the Lucy H. Linsley Property, a plan of which is of record in Book 161, Page 158, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being all or part of the same property conveyed to Lara Batey-Sanders by virtue of that certain Quit Claim Deed dated February 24, 2007, and being of record at Instrument No. 201702220017906 in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being previously conveyed to Nina Hicks by virtue of that certain Warranty Deed dated February 23, 2007, and being of record at Instrument No. 20070305-0026369 in the Register's Office of Davidson County, Tennessee. **Seller warrants that this property is not her primary residence, and that said property has been used for investment purposes only. **

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Lara Batey-Sanders

Lara Batey-Sanders

STATE OF
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Lara Batey-Sanders, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of March, 2017.

Notary Public

My Commission Expires: 9.25.19

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Property Owner & Address: Penny Lane Investment Company, LLC.
4616 Roy Cole Road
Springfield, TN 37172-6948

Tax Parcel No 08203055600

Property Address: 1101 Pennock Ave
Nashville, TN 37207

MAIL TAX
BILLS TO: Owner at Owner's Address

STATE OF
COUNTY OF

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $147,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 1st day of March, 2017.

Notary Public

My Commission Expires: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020