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#33798

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 **Record & Return To:** First Title & Escrow Co., Inc. FTEC File No. 33798-07-2017	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me this 11th day of July, 2017. Notary Public My Commission Expires:

STACY L THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2018

WARRANTY DEED

Address New Owner: Kelvin Pennington 629 Post Oak Cir Nashville, TN 37203	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 105 07 0 128 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard Bacon**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kelvin Pennington, married** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1309 Pillow Street, Nashville, TN 37203.

This property is not now, nor has it ever been, the marital residence of Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

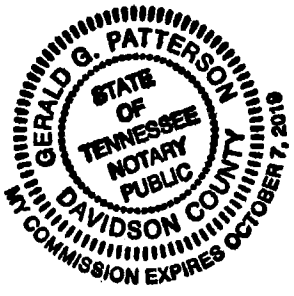
IN WITNESS WHEREOF, Grantor has executed this instrument on the 11th day of July, 2017.

Richard Bacon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard Bacon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of July, 2017.



Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly 50 feet of the southerly 100 feet of the easterly 191 feet of Block "E" on the Plan of the Hagan and Merritt Lands, as of record in Minute Book "N", page 241, County Court Clerk's Office for the said County, as follows:

Beginning on the westerly margin of Pillow Street 50 feet northerly from the southeast corner of said Block "E", being 350 feet northerly from the northerly margin of Merritt Avenue; thence with the westerly margin of said Street, northerly 50 feet; thence westerly parallel with said Avenue, 191 feet to the easterly margin of an alley, thence with said alley, southerly 50 feet; thence easterly 191 feet to the beginning.

Being the same property conveyed to Richard Bacon by Deed dated March 4, 2016 from Maria M. Salas, Clerk and Master, Chancery Court, Davidson County, Tennessee, appearing of record as Instrument No. 20160310-0023059, Register's Office for Davidson County, Tennessee. Richard Bacon and J. Richard Bacon are one and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 105 07 0 128 00.
2. All matters appearing on the Plan of record as Minute Book "N", page 241, County Court Clerk's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

