| THIS INSTRUMENT PREPARED BY:<br>Mudter, Patterson & Cox PLLC<br>3811 Bedford Avenue<br>Suite 205<br>Nashville, Tennessee 37215<br><br>Record & Return To:<br>First Title & Escrow Co., Inc.<br>FTEC File No. 33847-07-2017 | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $817,000.00.<br>Affiant<br>Subscribed and sworn to before me this 1st day of September, 2017.<br>Notary Public<br>My Commission Expires: 07/06/20 |
|---|---|

DANA EDWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

# WARRANTY DEED

| Address New Owner:<br>Robert Panas, Ashley Brown<br>318 51st Ave N.<br>Nashville, TN 37209 | Send Tax Bills To:<br>new owner | Tax Information:<br>Map and Parcel No.:<br>091 15 0 210 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, **Edward Penn and wife Diana Penn, who joins in the execution of this instrument for the purpose of conveying any interest he has in the property by virtue of his marriage to Edward Penn** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ashley R. Brown and Robert J. Panas, wife and husband** ("Grantee"), its successors, 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 318 51st Ave N., Nashville, TN 37209.

**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 it 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, 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.

BILL GARRETT, Davidson County
Trans:T20170077909 DEEDWARR
Recvd: 09/06/17 10:29 3 pgs
Fees:18.00 Taxes:3022.90
20170906-0091524

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: P-BR-17-318

**IN WITNESS WHEREOF**, Grantor has executed this instrument this 31st day of August, 2017.

Edward Penn

Diana Penn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edward Penn and Diana Penn, 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, at office, this 31st day of August, 2017.

GEORGE E. MOOTER, JR. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly 50 feet of the southerly 150 feet of the westerly half of Block No. 9 on the Realty Savings Bank & Trust Company's Revised Plan of the west extension of Charlotte Park Company's First Addition, as of record in Book 421, pae 18, Register's Office for Davidson County, Tennessee.

Said part of Block No. 9 fronts 50 feet on the easterly side of 51st Avenue N, formerly 10th Street, and runs back between parallel lines, with the southerly margin of an alley, 160 feet to a dead line.

Being the same property conveyed to Edward Penn, unmarried by deed dated July 24, 2015 from Aspen Construction Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20150727-0073419, Register's Office for Davidson County, Tennessee.

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. 091 15 0 210 00.
2. All matters appearing on the Plan of record as Book 421, page 18, Register's Office for Davidson County, Tennessee.