30050-5

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170078905 DEEDWARR
Recvd: 09/08/17 14:34 2 pgs
Fees: 13.00 Taxes: 1184.00
20170908-0092639

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

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of September, 2017.

Notary Public

My commission expires: 9/7/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Shawn C. Pennington	**"New Owner(s)"**	**053-14-0-108.00, 053-14-0-109.00 053-14-0-110.00, 053-14-0-111.00**
11250 Pratham Rd		
East Concord, NY 14055		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Rebecca V. DeVane, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shawn C. Pennington, a married man

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:

Tract No. 1
LAND in Davidson County, Tennessee, being Lot Nos. 15, 16 and 17 on the Plan of Nawakwa Hills, of record in Plat Book 843, Pages 36 and 37, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Tract No. 2
LAND in Davidson County, Tennessee, being a certain tract described as follow: BEGINNING at a point in the westerly margin of a Lookout and the southwesterly corner of Lot No. 17, as shown on the map or Plan of Nawakwa Hills, as of record in Book 843, Pages 36 and 37, Register's Office for Davidson County, Tennessee; thence Northwardly with the westerly margin of said Lookout 100 feet, more or less, to the low water mark of the Cumberland River; Thence up said River with its meanderings North 42°30' West 100 feet, more or less, to a point; Thence North 52° West 264 feet, Thence North 47°30' West 511 feet; Thence North 52°30' West 150 feet, more or less, to the southeasterly lookout at low water mark, shown on said Map or Plan; Thence with the southerly margin of said lookout Westward 100 feet, more or less, to the northeasterly corner of Lot No. 7 as shown on said Map or Plan; Thence Southwardly with the northeasterly margin of Lot Nos. 7,8,9,10,11,12,13,14,15,16 and 17, 1102.1 feet more or less, to the BEGINNING point.

BEING all the same property conveyed to Rebecca DeVane, a single woman, by Special Warranty Deed dated August 31, 2015 from Federal National Mortgage Association, of record in Instrument No. 20150902-0089305, Register's Office for Davidson County, Tennessee.

THE conveyance subject to the following:

(1) The Plan of record as shown in Plat Book 843, Pages 36 and 37, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Subject to Easement for ingress/egress as set out in Book 871, Page 229 and Book 1298, page 631, said Register's Office.

(3) Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable.

The property conveyed herein is not the place of residence of the Grantor.

This is improved property, known as **1435, 1441, 0 Pawnee Trail, Madison, TN 37115 and adjoining unimproved 1.7 acres**

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 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 hand(s) this **8th** day of **September, 2017.**

Rebecca V. Devane

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Rebecca V. Devane,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **8th** day of **September, 2017.**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 1/17/21