THIS INSTRUMENT PREPARED BY:

Jennifer S. Ghanem, Esq.
The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $257,500.00

Affiant

Subscribed and sworn to before me, this 20th day of October, 2017.

Notary Public
My Commission Expires: _____

KARA L. WALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-18-2018

Bill Garrett Davidson County
Batch# 18324 DEEDWARR
10/26/2017 09:08:29 AM 2 pgs
Fees: $13.00 Taxes: $952.75

20171026-0109735

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Emery G. Flynn 1101 Pennock Avenue Nashville, TN 37207	new owner	Tax Parcel ID No. 082-03-0-556.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PENNY LANE INVESTMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **EMERY G. FLYNN, UNMARRIED MAN,** ("Grantees"), his/her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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.

Said Lot No. 27 fronts 50 feet on the easterly side of Pennock Street and extends back on the southerly line with the northerly line of Childers Street 149.2 feet and on the northerly line 149.75 feet to an alley, measuring 50 feet thereon.

Being the same property conveyed to PENNY LANE INVESTMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from LARA BATEY-SANDERS, AN UNMARRIED WOMAN, of record in Instrument No. 20170303-0021544, dated March 1, 2017, said Register's Office.

This is improved property commonly known as: **1101 Pennock Ave, Nashville, TN 37207**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenant and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 20th day of October 2017.

PENNY LANE INVESTMENT COMPANY, LLC.

By: _____
Candace Michelle Coffee
Its: Managing Member

State of Tennessee)
)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Candace Michelle Coffee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be managing member (or other officer authorized to execute the instrument) of **PENNY LANE INVESTMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

Witness my hand, at office, this 20th day of October, 2017.

My Commission expires: _____

_____
Notary Public

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 17-BL-47118