ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
David Dunn and Kathleen Browne 2207 Pennington Bend Rd. Nashville, TN 37214	David Dunn & Kathleen Browne 2207 Pennington Bend Rd. Nashville, TN 37214	06213014500

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Pennington Bend Partners One (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto David Dunn and Kathleen Browne, husband and wife (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Riverview Subdivision of record in Book 547, pages 93 and 94, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Pennington Bend Partners One by Quitclaim Deed from Elizabeth Hazelwood of record in Instrument No. 20161222-0134910, said Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 2207 Pennington Bend Road, Nashville, Tennessee 37214.

This conveyance is subject to the following:

1. Taxes for the year 2018 for Davidson County, Tennessee.
2. All matters as disclosed on plat of record in Book 547, pages 93-94, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $621,000.00.
(
(
(Subscribed and sworn to before me
(this 27 day of November, 2017.
(
(My Commission Expires: 6/29/21

Affiant

Notary Public

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

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

Bill Garrett Davidson County
Batch# 30723 DEEDWARR
11/28/2017 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,297.70
20171128-0121425

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenants and binds, himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 27th day of November, 2017.

PENNINGTON BEND PARTNERS ONE

BY: _____

PARTNER

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 27th day of November, in the year 2017, before me the undersigned, personally appeared Adam Epstein, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he is the partner of Pennington Bend Partners One, a Tennessee general partnership, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said partnership for the purpose therein contained as partner.

My Commission Expires: _____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 3-7-2021

_____
Notary Public

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, 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: 05/13/2020

