THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** JENNIFER S. GHANEM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $169,900.00 _____ Affiant Subscribed and sworn to before me, this 28 day of December, 2017. _____ Notary Public My Commission Expires:

Bill Garrett Davidson County
Batch# 42442 DEEDWARR
12/28/2017 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $628.63
20171228-0131960

WARRANTY DEED

Address New Owner: Nichole L. Haynes 107 Antler Ridge Circle Nashville, TN 37214	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 109-05-0D-072.00 CO

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, **SHAWN C. PENNINGTON AND HEATHER M. PENNINGTON, HUSBAND AND WIFE,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **NICHOLE L. HAYNES, SINGLE WOMAN** ("Grantee"), her 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 Unit No. 1615, on the plan of The Cottages of Williams Bend, a Horizontal Property Regime, filed as Exhibit C, to and established by the Declaration of Covenants, Conditions, and Restrictions of record as Instrument No. 20040628-0076712, amended as Instrument No. 20041028-0129585 and 20050923-0114373, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, reference to which is hereby made for a more complete description of said unit.

Being the same property conveyed to SHAWN C. PENNINGTON AND HEATHER M. PENNINGTON, HUSBAND AND WIFE, by deed from MATTHEW T. BARBER AND WIFE, REBECCA J. BARBER, of record in Instrument No. 20111103-0085697, dated November 1, 2011, said Register's Office.

This is improved property commonly known as: **1615 Lincoya Bay Drive, Nashville, TN 37214**

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 Grantee, her successors, heirs and assigns, forever.

And Grantors covenant 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. Grantors further covenant and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her 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, Grantors have executed this instrument on this 28 day of December 2017.

SHAWN C. PENNINGTON

HEATHER M. PENNINGTON

STATE OF New York)
)
COUNTY OF Erie)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHAWN C. PENNINGTON and HEATHER M. PENNINGTON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the persons who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 28 day of December, 2017.

Notary Public
My Commission Expires: 11/23/2018

KELLEE KUCEWICZ
Lic#01KU5004892
Notary Public State of New York
Qualified in Erie County
Commission Expires 11/23 /2018

True Copy Certification

I, Elizabeth Preston, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jennifer S. Ghanem, a notary public for this county and state, **Elizabeth Preston** 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: _____

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