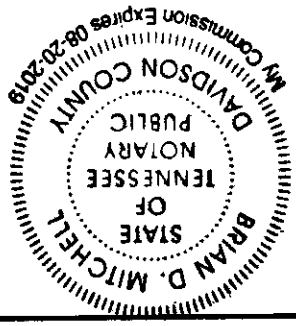
WARRANTY DEED

Bill Garrett Davidson County
Batch# 75942 DEEDWARR
04/03/2018 01:50:13 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20180403-0031155



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Martin Penny	Martin Penny	127-00-0 100.00
(NAME)	(NAME)	
8525 Newsom Station Road	8525 Newsom Station Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Israel Holliday,** married man, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Martin Penny and Katie Penny,** husband and wife, 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:

Joseph

Land in Davidson County, Tennessee, being the 1.885 acre tract, more or less, of the west part of Bill Woodard Subdivision Re-subdivision of Parcel 100 Map 127 of record in Book 5210, page 100, Register's Office for Davidson County, Tennessee.

Said property fronts 135.64 feet on the easterly margin of Newsom Station Road and extends back 600.66 feet on the northerly line and 621.50 feet on the southerly line to a dead line in the rear measuring 135.75 feet thereon.

Being the same property conveyed to Eileen Ann O'Brien, an unmarried woman, by Warranty Deed from Eileen Ann O'Brien, formerly known as Eileen Ann Smith, an unmarried woman, dated April 15, 2005, of record in Instrument No. 20050617-0069366, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Trey Cain Trustee of The Newsom Station Trust by Warranty Deed from Eileen O'Brien, dated April 20, 2017, of record in Instrument No. 20170421-0039358, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Israel Holliday by Warranty Deed from Trey Cain Trustee of The Newsom Station Trustee, dated April 27, 2017, of record in Instrument No. 20170428-0041785, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plat of record in Book 5210, page 100 and Affidavit and memorandum of purchase and sale agreement of record in Instrument No. 20170407-0034007, all of record in the Register's Office for Davidson County, Tennessee.

*** The above described tract or parcel of land is not, nor has it ever been, the Grantor's primary residence**

unimproved ☐

This is improved ☑ property, known as 8525 Newsom Station Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 this 29th day of March, 2018.

Israel Holliday

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Israel Holliday, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 29th day of March, 2018.

Notary Public
My Commission Expires: 6/12/21

File No.: 27322

VALERIE L KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-12-2021

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-CR-18-8525