THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson)
Bradley T. Bald, Esq. **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $189,900.00 Affiant Subscribed and sworn to before me, this 31 day of May, 2018. Notary Public My Commission Expires: 10/14/19

Bill Garrett Davidson County
Batch# 98610 DEEDWARR
05/31/2018 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $702.63
20180531-0051949

ELIZABETH M. PRESTON * STATE OF TENNESSEE NOTARY PUBLIC * MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Joseph Kappelmann 1826 Lincoya Bay Dr. Nashville, TN 37214	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 109-05-0D-117.00 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 PENNINGTON, MARRIED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JOSEPH KAPPELMANN, AN UNMARRIED MAN,** ("Grantee"), his 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 Unit No. 1826, 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 PENNINGTON, MARRIED, by deed from JESSICA FRIERSON, UNMARRIED, of record in Instrument No. 20161228-0136418, dated December 28, 2016, said Register's Office.

This property is not now nor has it ever been the principal residence of the Grantor.

This is improved property commonly known as: **1826 Lincoya Bay Dr, 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, his successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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 31 day of May 2018.

SHAWN PENNINGTON

STATE OF Tennessee)
)
COUNTY OF Davidson)

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

Witness my hand and official seal at office this 31 day of May, 2018.

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 10/14/19

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, Kendall Connell, 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: 9/7/2020

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