Return to and

NEW OWNER:

Michael Penner
Paula Baker
3107 Boulder Park Drive
Nashville, TN 37214

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 18-0304

Map/parcel 096-15-0-053.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 104197 DEEDWARR
06/13/2018 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,143.30
20180613-0056875

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Nine Thousand and 00/100 Dollars** (**$309,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **MARIA D TROCHE AND APRIL H TROCHE**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **MICHAEL PENNER, A SINGLE MAN AND PAULA BAKER, A SINGLE WOMAN, AS TENANTS IN COMMON,** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Hickory Bend, Section 3 of record in Plat Book 3600, Page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete description of the property.

Being the same property conveyed to Maria D. Troche and April H. Troche, a married couple, by Deed from Donna Fay Williams, dated March 16, 2018 and or record in Instrument No. 20180412-0034713, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 3107 Boulder park Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 6th day of **June, 2018**.

MARIA D TROCHE

APRIL H TROCHE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, MARIA D TROCHE AND APRIL H TROCHE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of **June, 2018**.

NOTARY PUBLIC

My commission expires: 10/26/21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **309,000.00** .

AFFIANT

Sworn to and subscribed to before me this 6th day of **June, 2018**.

NOTARY PUBLIC

My commission expires: _____

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 3/6/19

Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY