Bill Garrett Davidson County
Batch# 107729 DEEDWARR
06/25/2018 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $3,348.50
20180625-0060782

SolmonParks File No. 18-001232-528

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $905,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of June, 2018.

Notary Public

My commission expires: 3/31/20

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jeremy D. Tucker and Callie T. Tucker	Same	159-01-0 055.00
1413 Beddington Park		
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Charles Penley and wife, Connally D. Penley (fka Connally Davies)

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jeremy D. Tucker and Callie T. Tucker, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 85, Hound's Run, as shown on the plat of record in Book 6900, Pages 167-171, in the Register's Office, Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Charles Penley and Connally Davies, joint tenants with right of survivorship, by Warranty Deed from Paul E. Cook, unmarried, recorded June 1, 2001 as Instrument Number 20010601-0057277, in the Register's Office for Davidson County, Tennessee; the said Charles Penley and Connally Davies having since married and Connally Davies is now known as Connally D. Penley.

This is improved property known as 1413 Beddington Park, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANT with the said Grantee that he 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 follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on the Plat of record in Book 6900, Pages 167-171, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 22nd day of June, 2018.

Charles Penley

Connally D. Penley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Charles Penley and Connally D. Penley, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 22nd day of June, 2018.

Notary Public
My Commission Expires: 9-30-2019

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires September 30, 2019

SolomonParks File No. 18-001232-528

SP 11/2015

True Copy of Certification

I, Bonnie Curry, do hereby make oath that I am a licensed attorney and/or 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 executed and authenticated according to law.

Bonnie Curry

State of Tennessee

County of Williamson

Personally appeared before me, Carol M. Holmes, a notary public for this county and state, Bonnie Curry, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Carol M. Holmes, Notary Public

My commission expires on 3/31/20

