(2)

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Bill Garrett Davidson County
Batch# 118281 **DEEDWARR**
07/19/2018 10:14:58 AM 2 pgs
Fees: $13.00 Taxes: $2,072.41
20180719-0070383

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $560,112.00

Affiant

Subscribed and sworn to before me this 18th day of July, 2018.

Notary Public
My commission expires: 03-08-21

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Scott Hendricks	Pinnacle Bank	158-00-0-132
6315 Hillsboro Pike	150 3rd Avenue South	
Nashville, TN 37215	Ste 900	
	Nashville, TN 37201	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Joan M. Pennington, an unmarried woman,** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Scott Hendricks, a single man,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 on the Final Plat Brian Jones Subdivision as shown on plat of record in Instrument No. 20060203-0013952 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joan M. Pennington by deed from Tennessee Bank & Trust a Division of Farmers Bank & Trust Company, Blytheville Arkansas of record in Instrument No. 20120620-0054029 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Brian Jones Subdivision of record in Instrument No. 20060203-0013952 Register's Office for Davidson County, Tennessee.

2. Easement for the benefit of City of Forrest Hills of record in Instrument No. 200708240101730

3. An Easement for construction of slopes conveyed to State of Tennessee of record in Book 11383 Page 130

4. Grant of Anchor easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 11499 Page 969

5. Permanent Easement for construction and maintenance conveyed to State of Tennessee of record Book 11487 Page 548

This property is improved property known as 6315 Hillsboro Pike, Nashville, TN 37215

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 18th day of July, 2018.

Joan M Pennington by Mary Grace Gardner her attorney in fact

Joan M. Pennington by Mary Grace Gardner, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of July, 2018, before me personally appeared Mary Grace Gardner to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joan M. Pennington acknowledged that such person executed the same as the free act and deed of Joan M. Pennington.

Notary Public

My Commission expires 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY