Bill Garrett Davidson County
Batch# 128002 DEEDWARR
08/13/2018 10:56:01 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20180813-0079573

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18310

Send Tax Bills To:
Iberiabank
2719 Centre Ctd #200
Little Rock, AR 72223

New Owner is:
Bethany M. Pinkerton
1407 Berry Street
Old Hickory, TN 37138

MAP: 053-03-0
PARCEL: 103.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Laura Pennington and Connor Pennington, wife and husband**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Bethany M. Pinkerton, an unmarried woman**, hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 1407 Berry Street, Old Hickory, TN 37138.

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 131 on the plan of the Village of Old Hickory, Section "C", as of record in Book 1424, Page 66, in the 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 Laura Pennington and Connor Pennington, wife and husband, by Warranty Deed from 5 Dogs Properties, LLC, a Tennessee limited liability company, dated 8/5/16 and recorded 8/9/16 in Instrument No. 20160809-0082661, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 9th day of August, 2018.

GRANTOR:

Laura Pennington

Connor Pennington

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Laura Pennington and Connor Pennington**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 9th day of August, 2018.

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Affiant

SWORN TO and subscribed before me this 10 day of August, 2018.

NOTARY PUBLIC

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

My commission expires: