BOX 10-A

WARRANTY DEED

Bill Garrett Davidson County
Batch# 133660 **DEEDWARR**
08/27/2018 10:46:22 AM 2 pgs
Fees: $13.00 Taxes: $573.50

20180827-0084556

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Mario M Pennington
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF August, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mario M. Pennington	Churchill Mortgage Corp.	
(NAME)	(NAME)	
1917 Karen Dr.	761 Old Hickory Blvd., Suite 400	107-05-0-215.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DOROTHY K. SKINNER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARIO M. PENNINGTON, UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 257 on the Plan of Bel-Air, Sec. II, as of record in Book 2900, Pages 29 and 32 inclusive, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Nathan Skinner, Jr. and wife, Dorothy K. Skinner by Warranty Deed from New Haven Park Company, recorded on the 16th day of January, 1963 in Deed Book 3501, Page 341, in the Register's Office of Davidson County, Tennessee. Robert Nathan Skinner, Jr. died on March 21, 2000 leaving Dorothy K. Skinner as sole surviving Tenant by the Entirety. Dorothy K. Skinner and Dorothy Kaufman Skinner are one and the same.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1917 Karen Dr., Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 24 day of August, 2018

Dorothy K. Skinner By Jeanna Skinner Brightwell, Attorney In Fact

DOROTHY K. SKINNER, BY: JEANNA SKINNER BRIGHTWELL, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 24 day of August, 2018, before me personally appeared Jeanna Skinner Brightwell, 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 Dorothy K. Skinner and acknowledged that she executed the same as the free act and deed of Dorothy K. Skinner.

Witness my hand and official seal at Nashville, Tennessee this 24th day of August, 2018.

Commission expires:

Notary Public