WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Karen Matange
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: March 18, 2021
(AFFIX SEAL)

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Y Johnson Davidson County
Batch# 178534 DEEDWARR
12/27/2018 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20181227-0125654

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillbsoro Pike, Suite 300 ,Nashville, TN 37215

File No.: ARK180510TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Catherine Penn, an unmarried woman Steven D. Eakle, an unmarried man, as joint tenants with rights of survivorship	Catherine Penn and Steven D. Eakle,	
(NAME) 3186 Parthenon Avenue, Unit E	(NAME) 3186 Parthenon Avenue, Unit E	104-02-1B-002.00-CO
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Thousand And No/100 Dollars ($400,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **THOMAS O'LYNNGER AND JULIA S. EDWARDS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CATHERINE PENN, AN UNMARRIED WOMAN STEVEN D. EAKLE, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, 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 Unit No. E on the Plan of Graymont Park of record in Plat at Instrument No. 20050803-0090964, amended in Instrument No. 20060912-00112893, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas O'Lynnger by Warranty Deed from Graymont Group, LLC of record in Instrument No. 20100615-0046352, Register's Office for Davidson County, Tennessee, dated June 11, 2010 and recorded on June 15, 2010.

unimproved ☐
This is improved ☒ property, known as 3186 Parthenon Avenue, Unit E, Nashville, TN 37203
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Thomas O'Lynnger and Julia S. Edwards, this 27th day of December, 2018.

Thomas O'Lynnger, by Jonathan Harris, Attorney-in-fact

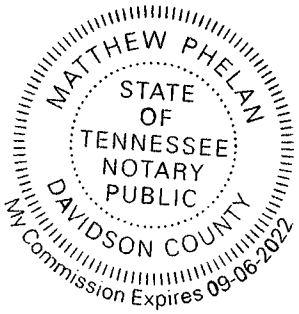
Julia S. Edwards, by Jonathan Harris, Attorney-in-fact

State of Tennessee

County of Davidson

I, Matthew Phelan, a Notary Public in and for said County and State, do hereby certify that **Jonathan Harris**, Attorney-in-Fact for Julia S. Edwards and Thomas O'Lynnger, personally appeared before me this day, and being by me duly sworn, says that (s)he executed the foregoing and annexed instrument for and in behalf of Julia S. Edwards and Thomas O'Lynnger and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded contemporaneously herewith in the Office of the Register of Deeds for Davidson County, Tennessee and that this instrument was executed under and by virtue of the authority given by said instrument granting his/her power of attorney; that the said **Jonathan Harris**, Attorney-in-Fact, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Julia S. Edwards and Thomas O'Lynnger. Therefore, let the said instrument, together with this certificate, be registered.

WITNESS my hand and official stamp or seal, this the 27th day of December, 2018.



Notary Public:
My Commission Expires:

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

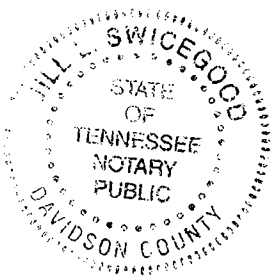
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: July 9, 2022

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