THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 190319634

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 212541 DEEDWARR
04/02/2019 08:38:28 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20190402-0029462

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $325,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of March, 2019.

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel Birkhead 1217 1st Avenue South Nashville TN 37210	New Owner	Tax Parcel ID No. 105-03-0-299.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brett Gardner and Mary Grace Gardner, husband and wife and Joan Pennington, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Birkhead, single man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Northerly 35 feet of Lot No. 19, as shown on the map entitled John Trimble's First Addition to South Nashville, of record in Book 19, Page 220, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 19 fronts 33 feet on the Westerly side of First Avenue South, formerly Maple Street, and runs back between parallel lines 183 1/2 feet to an alley.

Being the same property conveyed to Brett Gardner and Mary Grace Gardner, husband and wife and Joan Pennington, a single woman by Warrranty deed from Orlando J. Boyd and Andrea Neal-Boyd, husband and wife of record in Instrument No. 20160608-0057753 Register's Office for Davidson County, Tennessee, dated June 06, 2016 and recorded on June 08, 2016.

The execution of this instrument is effected by the signature of Mary Grace Gardner as Attorney-in-fact for Joan Pennington, which Power of Attorney is recorded in Instrument Number 20190402-0029461, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 19, Page 220, Register's Office for Davidson County, Tennessee.

This is improved property located at 1217 1st Avenue South Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of March, 2019.

Brett Gardner

Mary Grace Gardner

Joan Pennington by Mary Grace Gardner, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brett Gardner and Mary Grace Gardner, and ~~Joan~~ Pennington, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of March, 2019.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Grace Gardner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Joan Pennington and that she is authorized by Joan Pennington to execute this instrument on their behalf.

Witness my hand, at office, this 29th day of March, 2019.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021