WARRANTY DEED

Karen Johnson Davidson County
Batch# 221775 DEEDWARR
04/24/2019 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20190424-0037869

G-P-19-5900

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 8-7-22

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Pennock Place, LLC	Same	
(NAME)	(NAME)	159-00-0-131.00
~~5900 River Oaks Rd.~~ P.O. Box 764		
(ADDRESS)	(ADDRESS)	
~~Brentwood, TN 37027~~ Fairview TN 37062		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMIE DAILEY, TRUSTEE OF THE 1114 REVOCABLE LIVING TRUST DATED JUNE 17, 2012,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PENNOCK PLACE, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 7th, formerly the 11th Civil District, described according to a survey by John B. Rainey, dated 05-16-78, described as follows:

Beginning at a point in the Easterly margin of River Oaks Road at the common corners of Lot 99, River Oaks Subdivision of record in Book 4060, page 141, Register's Office for Davidson County, Tennessee and the property herein described; thence with the margin of the same N 72 deg. 08' E 402.76 feet to an iron pin; thence N 57 deg. 04' 30" W 595.38 feet to an iron pin in the easterly margin of River Oaks Road; thence with the margin of said road having a curve to the let with a radius of 375.00 feet a distance of 248.20 feet to a concrete monument; thence continuing along River Oaks Road, S 24 deg. 43' 00" E 181.78 feet to a concrete monument; thence continuing with said margin along a curve to the right having a radius of 445.00 feet a distance of 42.71 feet to the point of beginning.

Being the same property conveyed to Mary Frances Rudy, Trustee of the 1114 Revocable Living Trust dated June 17, 2017. The said Mary Frances Rudy having been replaced as Trustee by Jamie Dailey as Successor Trustee as evidenced by an instrument being filed of record as an Exhibit B to that certain Deed of Trust for the benefit of New Penn Financial , LLC as Instrument Number 20150220-0014816, Register's Office of Davidson County, TN. See Certificate of Trust dated 4-22-19 and being filed as Instrument Number 201904240037868, Register's Office of Davidson County, TN

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Agreement for Dedication of Easement for Sanitary Sewers and/pr Storm Drainage of record in Book 8045, Page 668, in the Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **5900 River Oaks Rd., Brentwood, Tennessee 37027**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 22nd DAY OF APRIL, 2019.

1114 Revocable Living Trust dated June 17, 2012

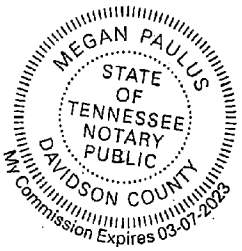
BY: _____
Jamie Dailey
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMIE DAILEY, TRUSTEE of 1114 REVOCABLE LIVING TRUST DATED JUNE 17, 2012, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 22nd of April, 2019.

_____
Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 08/07/2022

