Karen Johnson Davidson County
Batch# 262450 DEEDWARR
07/26/2019 09:00:14 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20190726-0073544

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is
$ 225,000.00

Jennifer Crowell
Affiant

Subscribed and sworn to before me, this the 25th day of July, 2019.

Notary Public

My commission expires: 12/1/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Justin Leu and Madeline Leu, husband and wife	**NEW OWNER**	**075-05-0-063.00**
175 Bonnafield Drive		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
JOHN-MICHAEL E. PENNINGTON AND WIFE, RHONDA L. PENNINGTON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Justin Leu and Madeline Leu, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:
Land in Davidson County, Tennessee, being Lot No. 929, as shown on the map entitled Hermitage Hills Subdivision, Section 8, of record in Plat Book 3600, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOHN-MICHAEL E. PENNINGTON AND WIFE, RHONDA L. PENNINGTON, by deed from PHILLIP L. THOMAS AND WIFE, TONYA M. THOMAS, of record as Instrument No. 20130614-0060999, dated June 5, 2013, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 175 Bonnafield Drive, Hermitage, TN 37076.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 24th day of July, 2019.

JOHN-MICHAEL E. PENNINGTON

RHONDA L. PENNINGTON

State of Tennessee)

County of Davidson)

On this 24th day of July, 2019, before me personally appeared, **JOHN-MICHAEL E. PENNINGTON AND WIFE, RHONDA L. PENNINGTON** to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 5-9-23

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023