Karen Johnson Davidson County
Batch# 283109 DEEDWARR
09/10/2019 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,102.60
20190910-0091111

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $298,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th day of August, 2019.

NOTARY PUBLIC

My commission expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Kerri Lee	Farmington Mortgage	09505007200
(NAME)	(NAME)	
228 Lisa Lane	2002 Richard Jones Road #300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37215	

Warranty Deed

For and in Consideration of the sum of $298,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Winton Michael Pennington, an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kerri Lee, single woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 73 on the Plan of Creekside Heights, of record in Plat Book 2663, pages 114 and 115, and further amended in Book 2922, page 511, which establishes Lot Number 73, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being the same property conveyed to Winton M. Pennington and wife, Pamela K. Pennington by deed from John E. Lemley and wife, A. Sue Lemley, dated 08/28/1979, of record in Book 5491, Page 501, said Register's Office. Pamela K. Pennington having since deceased on or about January 14, 2018.

This property is __unimproved _X_improved property known as: 228 Lisa Lane, Nashville, TN 37210.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of August, 2019.

Winton Michael Pennington by Gary Schultz
his attorney-in-fact

STATE OF Michigan
COUNTY OF Jackson

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared WGary Schultz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Winton Michael Pennington and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 201909100091109 Register's Office of Davdison County, Tennessee.

Witness my hand and official seal, this the 30th day of August, 2019.

Notary Public
My Commission Expires: 7-12-21

CHRISTI DIANE EPPERLY
Notary Public, State of Michigan
County of Jackson
My Commission Expires 07-12-2021
Acting in the County of Jackson

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
(SEAL)