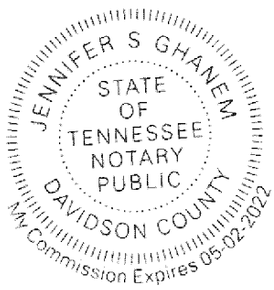
THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**  	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $553,500.00 Affiant Subscribed and sworn to before me, this 30th day of January 2020. Notary Public My Commission Expires: _____

Karen Johnson Davidson County
Batch# 350673 DEEDWARR
01/30/2020 01:01:30 PM 4 pgs
Fees: $23.00 Taxes: $2,047.95
20200130-0011226

WARRANTY DEED

Address New Owner: Alys R. Schiminger & Paul J. Schiminger 1441 Pawnee Dr. Madison, TN 37115	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 053-14-0-110.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHAWN C. PENNINGTON**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **PAUL J. SCHIMINGER AND ALYS R. SCHIMINGER, HUSBAND & WIFE** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

TRACT 1

Land in Davidson County, Tennessee, being Lot Nos. 15, 16 and 17, as shown on the map entitled Nawakwa Hills, of record in Plat Book 843, pages 36 and 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

TRACT 2

Land in the 9th Council District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the westerly margin of a Lookout and the southwesterly corner of Lot Number 17, as shown on the map or Plan of Nawakwa Hills, as of record in Book 843, pages 36 and 37, Register's Office for said County; thence Northwardly with the westerly margin of said Lookout 100 feet, more or less, to the low water mark of the Cumberland River; thence up said River with its meanderings North 42 degrees, 30 minutes West 100 feet, more or less, to a point; thence North 52 degrees West 264 feet; thence North 47 degrees 30 minutes West 511 feet; thence North 52 degrees 30 minutes West 150 feet, more or less, to the southeasterly lookout at low water mark, shown on said Map or Plan; thence with the southerly margin of said lookout Westward 100 feet, more or less, to the northeasterly corner of Lot Number 7 as shown on said Map or Plan; thence Southwardly with the northeasterly margin of Lots Numbers 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17, 1102.1 feet, more or less, to the beginning point.

Being the same property conveyed to SHAWN C. PENNINGTON, A MARRIED MAN, by deed from REBECCA V. DEVANE, A SINGLE WOMAN, of record in Instrument No. 20170908-0092639, dated September 8, 2017, said Register's Office.

This is improved property commonly known as: **1441 Pawnee Dr. Madison, TN 37115**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that he has 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 herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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 29 day of January, 2020.

SHAWN C. PENNINGTON

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHAWN C. PENNINGTON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of January, 2020.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____

True Copy Certification

I, Margaret Philpott, 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.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public
My Commission Expires: 05-09-23