THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 200124603

Karen Johnson Davidson County
Batch# 367486 DEEDWARR
03/05/2020 09:52:03 AM 2 pgs
Fees: $13.00 Taxes: $9,250.00

20200305-0024671

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,500,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of February, 2020.

Notary Public
My Commission Expires:

JONATHAN HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
Commission Expires MAR. 6, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Volunteer Builders, LLC	New Owner	Tax Parcel ID No.
1541 Boardwalk Place		117-01-0-009.00
Gallatin, TN 37066		117-01-0-006.00

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, **Jonathan Pennington, Executor for the Estate of Phyllis Thorp Pennington** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Volunteer Builders, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of part of Lots 6 & 18, Block "L", Whitland Realty Company's Subdivision of record in Plat Book 4300, Page 48, as corrected in Book 4427, Page 291, in the Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at a point on the northerly margin of Woodlawn Drive, said point being 265.75 feet from the southeasterly corner of lot No. 2; thence North 2 deg.15' East 301.47 feet to a point; thence North 88 deg. 22' West 77 feet to a point; thence North 25 deg. 58' East 110 feet to a point; thence North 88 deg. 8' 20 West 25.55 feet to a point; thence North 88 deg. 21' West 337.60 feet to a point; thence North 88 deg. 5' 20' West 49.78 feet to a point; thence South 0 deg 59' 10" East 188.27 feet to a point; thence South 88 deg. 22' East 140.82 feet to a point; thence south 6 deg. 30' East 186 feet to a point on the northerly margin of Woodlawn Drive; thence continuing with said margin South 88 deg. 22' East 265.75 feet to the point of beginning.

Being the same property conveyed to Phyllis T. Pennington by Quitclaim Deed from Thomas Guv Pennington of record in Instrument No. 20001024-0105617 Register's Office for Davidson County, Tennessee, dated October 20, 2000 and recorded on October 24, 2000.

TRACT II:
Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of part of Lots 6 & 18, Block "L", Whitland Realty Company's Subdivision of record in Plat Book 4300, Page 48, as corrected in Book 4427, Page 291, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 143.75 feet on the northerly margin of Woodlawn Drive and runs back between lines 186 feet on the easterly margin and an irregular line on the westerly margin to a line at the rear measuring 140.82 feet thereon.

Being the same property conveyed to Thomas Guv Pennington and wife, Phyllis Thorp Pennington by Quitclaim Deed from Ervin M. Enterekin, Trustee of record in Book 4718, Page 923 Register's Office for Davidson County, Tennessee, dated June 3, 1973 and recorded June 14, 1973.

The said Thomas Guv Pennington predeceased Phyllis T. Pennington on October 17, 2012. The said Phyllis T. Pennington aka Phyllis Thorp Pennington died testate February 10, 2016, her estate probated of record in Case No. 16P0289, in the Probate Division of the Circuit Court 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 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4300, Page 48, as corrected in Book 4427, Page 291, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4076, Page 318, 322 and 326 and Book 4110, Page 139, in the Register's Office for Davidson County, Tennessee.

This is unimproved property located at 3700 and 0 Woodlawn Drive Nashville TN 37215

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 28th day of February, 2020.

Estate of Phyllis Thorp Pennington

BY: Jonathan Pennington, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan Pennington, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor for the Estate of Phyllis Thorp Pennington, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of February, 2020.

Notary Public
My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2023