Karen Johnson Davidson County
Batch# 445243 DEEDWARR
07/29/2020 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $2,543.75
20200729-0083151

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $687,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th day of July, 2020.

(Affix Seal) Notary Public

My Commission Expires: 12-5-2020

KATHLEEN HALE MCCLELLAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 12-05-2020

2020-1230-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Bennett Prichard 2736 Sharondale Court Nashville, TN 37215	NEW OWNER	Map/Parcel 117 03 0N 002.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Austin B. Pennington**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Bennett Prichard**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 2736 of Sharonwood Townhomes, as established by Declaration of Covenants, Conditions and Restrictions Establishing a Planned Unit Development with Private Elements, of record in Instrument No. 20060516-0057032, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Austin B. Pennington, an unmarried man, by Warranty Deed from JRJR, a Tennessee general partnership composed of The Bacon Group, Inc., a Tennessee corporation and FH, L.L.C., a Tennessee limited liability company, dated October 10, 2013, of record in Instrument No. 20131014-0107161, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County taxes for the year 2020, a lien not yet due and payable. Map/Paracel 117 03 0N 002.00

2. All matters appearing on the Plan of Sharonwood Court Subdivision of record in Instrument No. 20040701-0078406, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions Establishing a Planned Unit Development with Private Elements Sharonwood Townhomes and Amendment to Void, Vacate and Supersede all Documents Previously recorded to Create "a Planned Unit Development for the Sharonwood Condominiums" of record in Instrument No. 20060516-0047032, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Charter of Sharonwood Townhomes Homeowners' Association, Inc. of record in Instrument No. 20060516-0057033, Register's Office for Davidson County, Tennessee.

This is improved property known as 2736 Sharondale Court, Nashville, TN 37215 .

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, her heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand this 28th day of July, 2020.

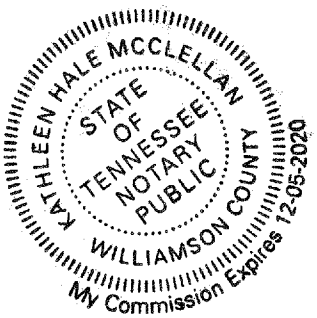
Austin B. Pennington

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of July, 2020, before me personally appeared Austin B. Pennington, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires: 12.5.2020



CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 10/29/2023

Amy T. Nelson

