BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 697403 **DEEDWARR**
08/13/2021 01:40:50 PM 2 pgs
Fees: $13.00 Taxes: $11,100.00

20210813-0109716

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$3,000,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blaine H. Smith, Trustee	**SAME**	
(NAME)	(NAME)	
212 Leonard Avenue		104-09-0-234.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **THOMAS T. PENNINGTON AND KATHRYN H. PENNINGTON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLAINE H. SMITH, TRUSTEE OF THE 202 CRAIGHEAD AVENUE TRUST UAD AUGUST 4, 2021,** HEREINAFTER CALLED THE GRANTEE, HIS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 13, Block "J" on the Plan of Whitland Realty Company's Subdivision of record in Plat Book 332, Page 141, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas T. Pennington and Kathryn H. Pennington, husband and wife, by Warranty Deed from William Paul Wallace and wife, Melissa M. Wallace, of record in Instrument No. 20110801-0058978, Register's Office for Davidson County, Tennessee, dated July 25, 2011.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 202 Craighead Avenue, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEES, their 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 13th day of August, 2021

/s/ Thomas T. Pennington
by: Kathryn H. Pennington, attorney-in-fact

THOMAS T. PENNINGTON

BY: KATHRYN H. PENNINGTON, ATTORNEY IN FACT

/s/ Kathryn H. Pennington

KATHRYN H. PENNINGTON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathryn H. Pennington, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of August, 2021.

Commission expires:

/s/

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 13th day of August, 2021, before me personally appeared Kathryn H. Pennington, to me known to be the person who executed the foregoing instrument on behalf of Thomas T. Pennington and acknowledged that she executed the same as the free act and deed of Thomas T. Pennington.

Witness my hand and official seal this 13th day of August, 2021.

Commission expires:

/s/

Notary Public