WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: 4/29/05
(AFFIX SEAL)

AMANDA NORDMAN * NOTARY PUBLIC AT LARGE * DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 06/01/04 15:12 2pgs
Fees:13.00 Taxes:392.20

20040601-0063995

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

B-3875

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry S. Kinnard	Decision One Mortgage Company, LLC	059-16-0-259.00
(NAME)	(NAME)	
2419 Adlai Street	6060 J. A. Jones Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Charlotte, NC 28287	
(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, PT Development, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harry S. Kinnard, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 6 on the plan of Adlai Street Subdivision of record in Instrument Number 20010626-0067556, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to PT Development, LLC, a Tennessee limited liability company by Quitclaim Deed from MBHD, LLC, a Tennessee limited liability company, dated July 7, 2000, of record in Instrument Number 20000731-0075172, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2419 Adlai Street, Nashville, TN 37207
(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 19th day of May, 2004.

PT Development, LLC

By: _____

Nancy Crown, Senior Vice President

Myron

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PT Development, LLC, a Tennessee limited liability company the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 19th day of May, 2004.

Commission expires:

_____

Notary Public

STATE OF North Carolina
COUNTY OF Mecklenburg

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Nancy Myron Crown with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Senior Vice President respectively of the PT Development, LLC, a Tennessee limited liability company the within named bargainor, and corporation, and that he/she as such Senior Vice President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Nancy Myron Crown as such Senior Vice President .

Rebekah Rouse

Notary Public

My Commission Expires: 9-22-2007

REBEKAH ROUSE NOTARY PUBLIC MECKLENBURG COUNTY, N.C.

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027