Box 19-A

Return To: Founders Title and Escrow, LLC
1912 21st Ave South
Nashville, TN 37212

WARRANTY DEED

LaTroce McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2005.

LaTroce McAdoo
Notary Public

MY COMMISSION EXPIRES: May 23, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen D. Cooper	Pinnacle National Bank	104-5-58
(NAME)	(NAME)	
1101 Dora Whitley	211 Commerce Street	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	Nashville, TN 37201	
(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, Philip Pustejovsky as Trustee of the 104 37th Ave. N. Trust dated June 22, 2004, with full power of sale and without joinder of any other Trustee or Beneficiary of said Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen D. Cooper, unmarried, 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:

TRACT 1.
Land in Davidson County, TN, being Lot No. 156 on the Plan of part of West Grove Subdivision, as of record in Book 421, Page 109, Register's Office for said County.

Said Lot No. 156 fronts 50 feet on the easterly side of 37th Avenue North and runs back between parallel lines, with the northerly margin of an alley, 200 feet to an alley in the rear.

TRACT 2.
(a) a certain strip of land in Davidson County, Tennessee, being an unaccepted and unopened alley, twenty (20) feet in width fronting on the easterly side of 37th Avenue North, lying immediately south of and adjacent to the southerly margin of Lot No. 156 on the Plan of part of West Grove Subdivision as of record in Book 421, Page 109, Register's Office for Davidson County, TN and running northwardly from the easterly margin of 37th Avenue North 200 feet to the intersection of a 15-foot strip which is also an unaccepted and unopened alley; and
(b) a certain strip of land in Davidson County, TN, being an unaccepted and unopened alley, fifteen (15) feet in width, lying immediately east of and adjacent to both the terminus of the above described unaccepted and unopened alley and the easterly margin of Lot No. 156 on the Plan of part of West Grove Subdivision as of record in Book 421, page 109, Register's Office for Davidson County, TN, and extending northwardly 70 feet from the previously documented closed portion of said alley to a point which is the northerly line of said Lot No. 156 if extended 15 feet farther eastwardly.

Being the same property conveyed to Philip Pustejovsky as Trustee of the 104 37th Ave. N. Trust dated June 22, 2004, with full power of sale and without joinder of any other Trustee or Beneficiary of said Trust, by deed of record in Instrument No. 20040702-0079533 and corrected in 20050422-0045133, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 104 37th Ave. N, Nashville, TN 37209
(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.

Davidson County DEEDWARR
Recvd: 11/02/05 14:59 2 pgs
Fees:13.00 Taxes:814.00
20051102-0132748

Witness my hand this 31st day of October, 2005.

Trustee of 104 37th Ave. N. Trust
Philip Pustejovsky, trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 31st day of October, 2005, before me, personally appeared Philip Pustejovsky as trustee of the 104 37th Ave. N. Trust, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 31st day of October, 2005.

Commission expires: May 28, 2006

Notary Public

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

My Commission Expires MAY 23, 2006