File No. 260100849

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/14/06 14:46 2 pgs
Fees:13.00 Taxes:444.00
**20060214-0018013**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Ronnie B. Bolen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DAWN D. CHASE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN
MY COMMISSION EXPIRES 5/23/2006

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ronnie Bolen | Pinnacle Direct Funding Corporation, ISAOA, ATIMA | Map 95-5, Group B, Parcel 30 |
| (NAME) 2120 Lebanon Road #30 | (NAME) Mail Stop 1500 | |
| (ADDRESS) Nashville, TN 37210 | (ADDRESS) Orlando, Florida 32860-8556 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Joshua Q. Pride, a single man, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronnie Bolen, unmarried, HEREINAFTER CALLED THE GRANTEE(S), His HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 30 as shown on the Plat of Easthaven Townhomes, Phase 1, as shown as part of collective Exhibit A-2 in the Declaration and Covenants, Conditions and Restrictions establishing the Easthaven Townhomes, a Planned Unit Development recorded at Instrument Number 200108060083543, said Register's Office, to which reference is here made for a more detailed description of said Unit.

Being the same property conveyed to Joshua Q. Pride, a single man, by Deed from T. Shane Chandler, dated May 26, 2005, filed for record on June 1, 2005, in Instrument Number 200506010061974, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2120 Lebanon Road #30, Nashville, TN 37210
(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 GRANTEE(S), His heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), His 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/our hand(s) this 9th day of February, 2006.

Joshua Q Pride by Joan Puccarelli attyinfact
Joshua Q. Pride

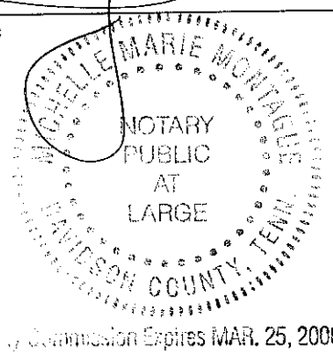
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Joann Pucciarelli, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joshua Q. Pride, as his Attorney In Fact, under Power of Attorney bearing Inst. No. 20060214-0018012 Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Joann Pucciarelli, under said Power of Attorney.

Witness my hand and official seal at office in Brentwood, Tennessee, this the 9th day of February, 2006.

My Commission Expires:
3-25-06

Notary Public




**File Number: 260100849**

**RETURN TO:**
Cumberland Title
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Brentwood, TN 37027