WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$212,500.00**

Paula Raffin Pohlmann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF AUGUST, 2006.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

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

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY:
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paula Raffin Pohlmann	Regions Mortgage	**161-10-B-155CO**
(NAME)	(NAME)	
5237 Village Way	PO Box 11026	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Orange CA 92856	
(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, **Jason P. Pile and Melanie M. Pile, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paula Raffin Pohlmann, 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:

Being Lot No. 1 on the plan of Villages of Brentwood, Phase 11 of record in Book 9700, page 949, Register's office for Davidson County, Tennessee, and updated in Instrument No. 20031219-0181287, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jason P. Pile and Melanie M. Pile, husband and wife by deed dated June 30, 2000 from Fox Ridge Homes, Inc. of record in Instrument No. 20000707-0067473, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **5237 Village Way, Nashville, TN 37211**

(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 our hands this 7th day of August, 2006.

J. Pile
Jason P. Pile

Melanie M Pile
Melanie M. Pile

Davidson County DEEDWARR
Recvd: 08/08/06 10:38 2 pgs
Fees:13.00 Taxes:786.25

20060808-0097194

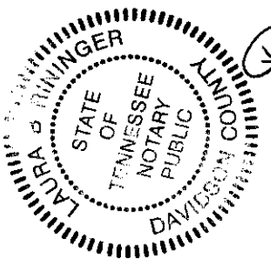
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason P. Pile and Melanie M. Pile, husband and wife, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7TH DAY OF AUGUST, 2006.

Commission expires: 3-21-09



Laura B. Rininger

Notary Public