File No. 270100465

WARRANTY DEED



My Commission Expires MAR. 27, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Marsha Howard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 02/07/07 10:21 2 pgs
Fees:13.00 Taxes:573.50

20070207-0015976

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marsha Howard	Pinnacle National Bank	
(NAME) 503 Yellowstone Court	(NAME) 211 Commerce Street, Suite 300	MAP/PARCEL 175040A07700CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville, TN 37201	
(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, **PREMIERE EQUITY, LLC**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marsha Howard**, an unmarried woman, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 23B of Lot 23 on the Final Plan of Park Place Subdivision, Phase II, of record in Instrument No. 20020530-0065765 as shown as Exhibit E to the Master Deed of record in Instrument No. 20010214-0014161; re-recorded in Instrument No. 20010702-0069590: as amended in Instrument No. 20011019-0114191; rerecorded in Instrument No, 20011212-0136927; as amended in Instrument No 20030710-0095634; rerecorded in Instrument No. 20030915-0134956, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to PREMIERE EQUITY, LLC by Quit Claim Deed from Richard L. Pendergrast, a married man of record in Instrument No. 20061219-0156304, recorded 12/19/2006, Register's Office for said County.

Subject to all matters as set forth per Plat in Instrument No. 20020530-0065765, Register's Office of said County.

Subject to all matters as set forth per Master Deed of record in Instrument No.20010214-0014161; rerecorded in Instrument No. 20010702-0069590; as amended in Instrument No. 20011019-0114191; rerecorded in Instrument No. 20011212-0136927; as amended in Instrument No. 20030710-0095634; rerecorded in Instrument No. 20030915-0134956, Register's Office of said County.

Subject to Easement as shown of record in Deed Book 11491, Page 719; Book 11539, page 799; Book 435, page 507; Storm Water Detention of record in Book 11672, page 447; Right of Way Agreement of record in Book 5897, Page 191, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 5052, Page 546, Register's Office for said County.

Restrictive Covenants of record in Deed Book 5041, Page 433; as amended in Book 9729, page 54; addendum of record in Book 10491, Page 211, Register's Office of said County.

MP

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 503 Yellowstone Court, Antioch, TN 37013
(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), HER 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), HER 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 25th day of January, 2007.

PREMIERE EQUITY, LLC

By: _____

Attest: _____

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Nan Pendergrast with whom I am personally acquainted and who acknowledged, pursuant to Delegation of Authority of record in Instrument No. 20070207001597S, Register's Office for Davidson County, to be the Agent of Premiere Equity, LLC the within named bargainer, a corporation, and that, she as such Agent, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as such Agent.

Witness my hand at office this 25th day of January, 2007.

Commission expires:

JERRY A. KENNON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.
My Commission Expires MAR. 27, 2010

Notary Public

File Number: 270100465

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122