WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-22-08

(AFFIX SEAL)

JONATHAN TRISTON JACOBS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
HomePlace Title, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 04/17/07 11:57 2 pgs
Fees:13.00 Taxes:629.00
20070417-0045720

20070119

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brigette Hindman	New owner	079-09-0 080.00
(NAME)	(NAME)	
2420 McGinnis Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **DS Rentals, Inc., a Tennessee corporation**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Brigette Hindman and Michael A. Pate, both unmarried, as joint tenants with the right of survivorship**, 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. 85, on the Plan of Gibson Heights, as of record in Book 1835, Page 133, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to DS Rentals, Inc. by QuitClaim Deed dated August 30, 2006 from Suzanne L. Smith-May and Daniel G. May, of record in Instrument Number 20060906-0110285, Register's Office for Davidson County, Tennessee. Also the same property conveyed to Daniel G. May and wife, Suzanne L. Smith-May by Warranty Deed dated September 10, 2002 from Mary Joan Barnett Clary and Kimberle Mary Jane Kincaid, both unmarried, of record in Instrument Number 20020913-0111791, 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 2420 McGinnis Drive, Nashville, TN 37216

(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 it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors 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 12th day of April, 2007.

DS Rentals, Inc.

By: _____

Daniel G. May, President

Attest: _____

Suzanne L. Smith-May, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, of the state and county aforesaid, personally appeared Daniel G. May and Suzanne L. Smith-May, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves be the President and Secretary, respectively, of DS Rentals, Inc., the within named bargainor, a corporation, and that they as such President and Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as President and Secretary.

WITNESS my hand, at office, this 12th day of April, 2007.

Susan B. Mott
NOTARY PUBLIC

My Commission Expires:

1-16-08

Susan B. Mott
State of Tennessee Notary Public
Williamson, County

RETURN TO:

HomePlace Title, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027