FILE BOX 7
CP 45350 SATURN & MAZER

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Sarah A. Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF JUNE, 2007.

Alan L Saturn
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

Davidson County DEEDWARR
Recvd: 06/25/07 15:58 2 pgs
Fees:13.00 Taxes:1184.00
20070625-0075899

**THIS INSTRUMENT WAS PREPARED BY**
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| S & P Acquisitions, LLC | **SAME AS NEW OWNER** | Map 83-9 |
| (NAME) | (NAME) | |
| P . O. Box 290694 | NEW OWNER | |
| (ADDRESS) | (ADDRESS) | Parcel 162 |
| Nashville, TN 37229 | | |
| (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, I, **Kimberly D. Pounders.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **S & P Acquisitions, LLC**, 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 Part of Lots 3,4, and 5, on the Plan of E.S. Priest Subdivision of Part of East Edgefield Addition, of record in Book 161, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kimberly D. Ponders by Deed from Noble Properties, Inc., filed for record as Instrument No. 20060417-0043605, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 161, Page 43, Register's Office of Davidson County, Tennessee.

New owner taking property subject to a Deed of Trust executed by Kimberly D. Pounders, unmarried to Robert J. Ames, Trustee for Paula Barnett, and filed of record as Instrument No. 20060417-0043606, Register's Office of Davidson County, Tennessee, to secure a note in the amount of $271,000.00, payable as therein specified.

unimproved ☐

This is improved ☒ property, known as **1306 Woodland St., Nashville, TN 37206**

(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

Witness my hand this 19 day of JUNE, 2007.

Kimberly D. Pounders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Kimberly D. Pounders, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee this 19 day of JUNE, 2007.

Commission expires:

Notary Public

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2010