Davidson County DEEDWARR
Recvd: 10/08/07 12:45 2 pgs
Fees:13.00 Taxes:821.40

20071008-0119735

WARRANTY DEED

G-ST-07-108

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF September, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danielle Peck	SunTrust Mortgage, Inc.	
1006 Jackson Street, Unit 108 (ADDRESS)	201 4th Avenue North, 7th Floor (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	81-16-746

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GREGORY EUGENE POLLARD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANIELLE PECK, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 108, PARK PLACE COURT, AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PARK PLACE COURT SUBDIVISION RECORDED AT INSTRUMENT NO. 20070420-0047604, AMENDED AT INSTRUMENT NO. 20070427-0050429, AND BEING A PART OF LOT 1 AS SHOWN ON THE PLAT OF PARK PLACE COURT OF RECORD IN INSTRUMENT NO. 20060419-0044909 IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO GREGORY EUGENE POLLARD BY QUITCLAIM DEED FROM P2 DEVELOPMENT, RECORDED ON THE 8TH DAY OF AUGUST, 2006 IN INSTRUMENT NO. 20060808-0097480, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN INSTRUMENT NUMBER 20060419-0044909; 20070420-0047604; 20070427-0050429; 20070430-0051125; 20060308-0027165; 20070508-0055160; BOOK 21, PAGE 17; AND BOOK 1755, PAGE 324, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1006 Jackson Street, Unit 108, Nashville, Tennessee 37208
(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), their 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), 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/our hand(s) this 28th day of September, 2007.

Gregory Eugene Pollard By Mitchell Pollard Attorney In Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of September, 2007, before me personally appeared Mitchell Pollard to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Gregory Eugene Pollard and who acknowledged he/she/they executed the same as the free act and deed of the said Gregory Eugene Pollard.

Witness my hand and official seal, this the 28th day of September, 2007.

Notary Public

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 7-24-10

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903