Davidson County DEEDWARR
Recvd: 11/01/07 10:59 2 pgs
Fees:13.00 Taxes:558.70
20071101-0128829

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Amy Van Wynsberghe
and Jarod Swant
3400 White Pine Dr.
Nashville, TN 37214

MORTGAGEE
Pinnacle National Bank
211 Commerce Street Ste 200
Nashville, TN 37201

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
108-08-0-009.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Phillip Jones and wife, Kimberly K. Jones,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Amy Van Wynsberghe, unmarried and Jarod Swant, unmarried, as joint tenants with 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:

Land in Davidson County, Tennessee, being Lot No. 169 on the Plan of Larchwood, Section 2, of record in Plat Book 5200, pages 57, 58, and 59, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Phillip Jones and wife, Kimberly K. Jones by deed from Billy D. Falin of record in Book 10384, page 115, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 5681, page 532 and Book 5688, page 696; easements, covenants and conditions as shown on the plan of record in Plat Book 5200, Page 57, 58 and 59, Register's Office for Davidson County, Tennessee. This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **3400 White Pine Dr. Nashville, TN 37214.**

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 31st day of October, 2007.

Phillip Jones

Kimberly K. Jones

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Phillip Jones and wife, Kimberly K. Jones, the 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 purposes therein contained.

Witness my hand and official seal this 31st day of October, 2007.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12.15.07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is **$151,000.00.**

AFFIANT

Subscribed and sworn to before me this 31st day of October, 2007.

NOTARY PUBLIC

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 3/7/11