WARRANTY DEED

File Number: 70417

Davidson County DEEDWARR
Recvd: 12/05/07 10:48 3 pgs
Fees:18.00 Taxes:710.40
20071205-0140737

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2007

Notary Public

MY COMMISSION EXPIRES 4-28-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cardinal Construction Group, LLC	Cardinal Construction Group, LLC	069-02-0-075.00
(NAME)	(NAME)	
4214 Eatons Creek Rd.	4214 Eatons Creek Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(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, WE, Estate of Jack Louis Pittman ,, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cardinal Construction Group, 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:

4214 Eatons Creek Road, Nashville, TN 37218 **Map 069-02-0 Parcel 075.00**

Land in Davidson County, Tennessee being Lot No. 193 of the Plan of Enchanted Hills, Section 9, of record in Plat Book 4300, page 103, In Register's Office for Davidson County, and to which plan reference is made for a description of said lot.

Being the same property conveyed to Jack L. Pittman by Quitclaim Deed from Willie R. Pittman recorded on April 14, 1987 in Book 7202 Page 973 in Register's Office for Davidson County, Tennessee.

Jack L. Pittman having since expired on May 1, 2006 thereby leaving said property to his estate. The estate having appointed an Executor as Jack L. Pittman, Jr. on August 4, 2006, Docket No. 06P915. Said property being approved for sale by Court Order of Judge Randy Kennedy Sr. on October 23, 2007.

This conveyance is subject to any and all existing easements and restrictions of record

unimproved ☐

This is improved ☒ property, known as 4214 Eatons Creek Rd., Nashville, TN 37218

(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 shall be applicable to all genders.

Witness our hands this 30th day of November, 2007.

Estate of Jack Louis Pittman

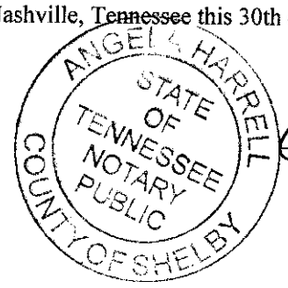
By: Jack Louis Pittman Jr., Executor

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Jack L. Pittman, Jr., the undersigned, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, acknowledged himself to be the Executor of the Estate of Jack L. Pittman, the within named bargainor, and that he as such Executor, being authorized so to do, execute the foregoing instrument for purposes therein contained, by signing the name of the Estate by the said Jack L. Pittman, Jr. as such Executor.

Witness my hand and official seal at Nashville, Tennessee this 30th day of November, 2007.

Commission expires: 4/28/09



Notary Public

PINNACLE

TITLE & ESCROW, LLC

2109 Buena Vista Pike Nashville, TN 37218
Office (615) 256-3353 ~ Fax (615) 256-3331

I, RACHEL L. BELL, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, RACHEL L. BELL a notary public for this county and state, (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: July 24, 2010

ELIZABETH A GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2010