Davidson County DEEDWARR
Recvd: 05/30/08 15:29 2 pgs
Fees:13.00 Taxes:148.00

20080530-0055407

McCann & Hubbard
1804 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

(2)

PATRICIA A. GREER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $40,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of May, 2008.

Notary Public

Expiration of commission. 1/24/09

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Prodigy One Investment Group, Inc.	**New Owner**	**Map 083, Group 03-0, Parcek 297**
2024 Greenwood Circle		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Shantell Pillow, single

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Prodigy One Investment Group, Inc.

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. 17 on the Plan of Greenwood Manor, of record in Book 3700,page 6, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Shantell Pillow, single, by Warranty Deed, from Maurice J. Schwegman and wife, Teri Schwegman, of record in Instrument No. 20010619-0065057, Dated June 7, 2001, Register's Office for Davidson County, Tennessee. Being the same property conveyed to The Bank of New York Trust Company, N.A., as successor to JPMorgan Chase Bank, N.A. as Trustee, by Trustees Deed, from Priority Trustee Services of TN., LLC, of record in Instrument No. 20080110-0003145, Dated December 20, 2007 Register's Office for Davidson County, Tennessee, said Substitute Trustees Deed being voided by Affidavit To Void Foreclosure, Dated May 22, 2008, of record in Instrument No. 20080530-0055401(2), Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 3700, page 6, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 3886, page 340 and Book 9205, page 248, Register's Office for DAVIDSON County, Tennessee.
Subject to recording of Affidavit to Void Foreclosure, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2024 Greenwood Circle, Nashville, TN 37206.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 23rd day of May, 2008.

Shantell Pillow

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Shantell Pillow, single , the within named sellers, with whom I am personally acquainted (or proved to me their identity 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, at office, this 23rd day of May, 2008.

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JULY 18, 2009

Notary Public

My Commission Expires:

File #: **08386-JM**

RECORD & RETURN TO:

McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027