File No. 08-0147

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2008. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

TRACI BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
EXP. JAN. 18, 2011
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Venture Title & Escrow, Inc.
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betth Jean Stromatt	Platinum Mortgage, Inc.	034-03-0B-402.00
(NAME)	(NAME)	
402 Churchill Crossing	P.O. Box 6206	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Huntsville, AL 35813	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/03/08 15:29 2 pgs
Fees:13.00 Taxes:377.40
20081103-0109403

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **IVAN D. PYNE AND JACKIE S. PYNE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BETTY JEAN STROMATT, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 402 of Churchill Crossing, a Horizontal Property Regime, as established by the Master Deed and By-Laws of Churchill Crossing Condominiums, said Master Deed recorded in Book 7792, page 915, as amended in Book 7804, page 616 and Book 7845, page 540, in the Register' s Office of Davidson County, Tennessee, the plat of which is of record in Plat Book 7900, page 25, said Register' s Office, and by the Third Amendment to the Master Deed of record in Book 10635, page 110, and by the Fourth Amendment in Book 10996, page 199, and by the Fifth Amendment recorded in Instrument No. 20050829-0103075, in the Register' s Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ivan D. Pyne and Jackie S. Pyne, husband and wife, by Deed of record in Instrument No. 20060314-0029191, recorded 3/14/2006, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) 2008 real estate taxes, which have been by the Grantor; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; (5) building restrictions; and (6) other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 402 Churchill Crossing, Madison, Tennessee 37115

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 31st day of October, 2008.

Ivan D. Pyne

Jackie S. Pyne

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named IVAN D. PYNE AND WIFE, JACKIE S. PYNE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 31st day of October, 2008.

Commission expires:

Notary Public



File Number: 08-0147

RETURN TO:

Venture Title & Escrow, Inc.
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White House, TN 37188