Davidson County DEEDWARR
Recvd: 12/03/08 10:16 2 pgs
Fees:13.00 Taxes:1295.00
20081203-0117236

This Instrument Prepared By:
Greenway Title, Inc.
425 West College Street
Murfreesboro, Tennessee 37130

BOX
PARED BY:
NKERS TITL
310
RETURN TO:

Return To:
ADDRESS NEW OWNERS:
Jessica M. and Elliot J. Pinsly
204 Summit Oaks Pl
Nashville TN 37221

SEND TAX BILL TO:
MORTGAGEE

MAP&PARCEL :
128-16-B 39CO

MORTGAGEE:
Avenue BANK
2091 0TH Avenue South #250
Nashville TN 37203

128-16-B
PRE
BA
RETURN TO:
ESCROW CORP.
ND AVE.
TN 37203

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 and sufficiency of which are hereby acknowledged, **Elizabeth Ann Nicholson, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Jessica M. Pinsly and husband, Elliot J. Pinsly,** 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:

Being all of Lot Number 39, First Revision of Lots 33 through 40, Phase One, Summit Oaks, a Planned Unit Development, according to plat and survey of the same appearing of record in Instrument Number 20021029-0132410, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Elizabeth Ann Nicholson, by Warranty Deed dated July 11, 2003, of record in Instrument Number 20030716-0099735, said Register's Office.

Plat of record in Instrument Number 20021029-0132410; see also, a stormwater detention agreement of record in Instrument Number 20020103-0001057; and Charter of Summit Oaks Homeowner's Association of record in Instrument Number 20020131-0013598, all of the said Register's Office.

The captioned property is subject to restrictive covenants per Declaration of Covenants of record in Instrument Number 20020214-0019518, of the said Register's Office.

The captioned property is subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 204 Summit Oaks Place, Nashville, Tennessee 37221.

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, GRANTOR does covenant with the said "GRANTEES" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 hand this the 26th day of Nov., 2008.

Elizabeth Ann Nicholson
Elizabeth Ann Nicholson

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Elizabeth Ann Nicholson,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of Nov., 2008.

TERI W. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 1/23/11

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $350,000.00.

AFFIANT

Subscribed and sworn to before me on this 26 day of November, 2008.

NOTARY PUBLIC
My Commission Expires:

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN