Davidson County DEEDWARR
Recvd: 12/08/08 11:40 3 pgs
Fees:18.00 Taxes:2401.30
20081208-0118416

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45875 FILE BOX "7"

WARRANTY DEED

JANET S. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November, 2008.

Notary Public

MY COMMISSION EXPIRES: 5-8-2012

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yolanda Pinhal a/k/a Rita Lee	SAME	12400011900
3245 Thoroughbred Drive		
Hermitage, TN, 37076		

FOR AND IN 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, I/WE,

Carol L. Valent, Surviving Trustee of the Valent Revocable Living Trust, Dated September 23, 2003, Joe Valent, Jr., and Carol I. Valent, Trustees

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

Yolanda Pinhal a/k/a Rita Lee and Donna LeFevers

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:

SEE ATTACHED LEGAL DESCRIPTION

BEING the same property conveyed to VALENT REVOCABLE LIVING TRUST, dated September 23, 2003, JOE VALENT, JR. and CAROL L. VALENT, Trustees by Quitclaim Deed from Carol Valent and husband, Joe Valent, Jr., of record in Instrument Number 20031009-0149707, dated October 7, 2003 and recorded on October 9, 2003, Register's Office for Davidson County, Tennessee. Joe Valent, Jr., having since died and the said Carol L. Valent, being the surviving Trustee. and by Quitclaim Deed of Correction from Carol Valent of record as Instrument Number 20081208-0118415 Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 3245 Thoroughbred Drive, Hermitage, TN 37076

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 my/our hand(s) this 6th day of November, 2008

Carol L. Valent, Trustee, Valent Revocable Living Trust
CAROL L. VALENT, TRUSTEE

9-2303

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Carol L. Valent, Surviving Trustee of the Valent Revocable Living Trust, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained by the said Carol L. Valent, Trustee.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of November, 2008

Notary Public

My Commission Expires: 7/24/2010



LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Tract I:

Lot 10 as shown on the Final Plat of Bridle Path Subdivision, Section V, of record in book 9700, page 212, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description, and further described as follows:

Tract II:

Beginning at an iron pin on the East side of Thoroughbred Drive, being the southwest corner of Lot 10 of Bridle Path Subdivision, Section Five, as of record in Plat Book 9700, page 212, Register's Office for Davidson County, Tennessee.

Thence S. 82 deg. 17' 20" E. 843.45 feet to an iron pin; thence S. 07 deg. 42' 40" W. 51.65 feet to an iron pin; thence N. 82 deg. 17' 20" W. 843.36 feet to an iron pin; thence with a curve to the left having a central angle of 00 deg. 03' 08", a radius of 56573.73 feet and a length of 51.56 feet to the point of beginning containing 43561.77 square feet or 1.00 acre more or less.

The above two tracts have been combined and the correct legal description for the combined tracts is as follows:

Land in Davidson County, Tennessee being Lot No. 10 and an approximate I acre tract as shown on the plat of record in Plat Book 8250, page 839, Register's Office for Davidson County, Tennessee to which plan reference is made for a complete description of metes and bounds of the 6 acre tract. (Said plat voids and vacates the previous recorded plat in Book 9700, page 21, Register's Office for Davidson County, Tennessee)