WARRANTY DEED

File Number: 70671

Davidson County DEEDWARR
Recvd: 03/30/09 09:31 3 pgs
Fees:18.00 Taxes:236.80
20090330-0028104

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MARCH, 2009.

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
Zipporah Davis	Zipporah Davis	
(NAME)	(NAME)	
741 Flint Ridge A Drive	741 Flint Ridge A Drive	049-15-0-A-001.00-CO
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Whites Creek, TN 37189	
(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, Kondaur Capital Corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Zipporah Davis, 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:

741-A Flint Ridge Drive, Whites Creek, TN 37189 **Map 049-15-0-A Parcel 001.00-CO**

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

Being part of the Lot No. 35, Unit No.741-A, on the Plan of Deer Meadows, Phase II, as of record in Plat Book 6250, page 280, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William T. Anthony and Debra Anthony by Warranty Deed from Westport Development Co., of record on June 4, 2007, in Instrument No. 20070604-0065881, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kondaur Capital Corporation by Deed from William T. Anthony and Debra Anthony, of record on March 24, 2009, in Instrument No. 20090324-0026554, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 741 Flint Ridge A Drive, Whites Creek, TN 37189
(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 my hand this 26 day of March, 2009.

Kondaur Capital Corporation

By: _____

ITS: CEO

STATE OF CALIFORNIA

COUNTY OF ORANGE

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Jon Daun'o, with whom I am personally acquainted, and who upon oath, acknowledged himself/herself to be the CEO of Kondaur Capital Corporation, the within named bargainor, and corporation, and that he/she as such CEO, being authorized so to do, execute the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said Jon Daun'o as such CEO.

Witness my hand and official seal at Orange, California, this 23 day of March, 2009.

Notary Public

TINA M. GEE

My Commission Expires: 9/26/10

TINA M. GEE
COMM. # 1695851
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Comm. Expires Sept. 26, 2010

Pinnacle
Title and Escrow, LLC

2109 Buena Vista Pike Nashville, TN 37218 ~ (615)256-3353 office/ (615) 256-3331 fax

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, Florence King, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Florence King
Notary's Signature

FLORENCE KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: My Commission Expires JAN. 9, 2012