File No. 290300546

WARRANTY DEED

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Bobby Pippin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2009.

Brenda Huntsman
Notary Public

MY COMMISSION EXPIRES: 1/11/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20090039953 DEEDWARR
Recvd: 06/16/09 10:25 2 pgs
Fees:13.00 Taxes:351.50
20090616-0055831

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby L. Pippin	Suntrust Mortgage, Inc.	091-07-0-069.00
(NAME)	(NAME)	
1313 53rd Avene North	P.O. Box 57028	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Irvine, CA 92619-7028	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Bertie A. Luna, Individually, and as Trustee of The Caney A. Luna and Bertie A. Luna Revocable Living Trust**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Bobby L. Pippin, unmarried, hereinafter called the grantee(s), His 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 more particularly described as follows:

Tract No. 1:
Being parts of Lots Nos. 1118, 1120, 1122 and 1124 of Block 19 Plan No. 2 West Nashville, of record in Plat Book 57, page 172, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of said lots front 50 feet on the east side of 53rd Avenue, North and extends back between parallel lines 110 feet to a dead line.

Tract No. 2:
Being a part of Lot No. 1122 of Block 19, Plan No. 2, West Nashville, as of record in Plat Book 57, Page 172 Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of Lot No. 1122 fronts 40 feet on the south side of Louisiana Avenue, and extends back between parallel lines along the east margin of 53rd Avenue, North, 100 feet to a dead line.

Tract No.3
Being part of Lot No. 1124 of Block 19, Plan No. 2, West Nashville, of record in Plat Book 57, Page 172, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of Lot No. 1124 fronts 50 feet on the East side of 53rd Avenue, North and extends back between parallel lines 40 feet and adjoins the remaining part of Lot No. 1124 of record in Book 3069, Page 3, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Caney A. Luna and Bertie A. Luna Revocable Living Trust by Quitclaim Deed from Caney A. Luna and wife, Bertie A Luna of record in Instrument 20000612-0058314 on May 18, 2000 and filed for record on June 12, 2000, Register's Office for Davidson County, Tennessee. The said Caney A. Luna died on November 13, 2007. For further reference see the Memorandum of Trust of record as Instrument No. 200006120058311, Register's Office of Davidson County, Tennessee.

Also Being the same property conveyed to Caney A Luna and wife, Bertie A. Luna by Warranty Deed from Mary F. Hurt of record in Book 7291, Page 170 on May 22, 1986 and filed for record on July 8, 1987, Register's Office for Davidson County, Tennessee. (Tract 2)

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2009 are a lien but are not yet due and payable; (2) All matters as set forth per Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1313 53rd Ave. North, Nashville, TN 37209
(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 GRANTEE(S), His 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), His 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 hands this 5th day of June, 2009.

Bertie A. Luna
Bertie A. Luna

Bertie A. Luna, Trustee
Bertie A. Luna, as Trustee of The Caney A. Luna and Bertie A. Luna Revocable Living Trust

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Bertie A. Luna, individually and as Trustee of The Caney A. Luna and Bertie A. Luna Revocable Living Trust, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 5th day of June, 2009.

Commission expires: 1/11/11

Brenda Huntsman
Notary Public

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File Number: 290300546

RETURN TO:
Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075