WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090053753 DEEDWARR
Recvd: 08/06/09 14:43 2 pgs
Fees: 13.00 Taxes: 384.43
20090806-0074147

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$102,900.00~~ 103,900

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: ~~March 20, 2010~~ 11-22-2010

(AFFIX SEAL)

BONNIE J. CURRY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyrone C. Thompson	Mortgage Investors Group	163020C04600CO
(NAME)	(NAME)	
1382 Rural Hill Road Unit 195	8320 E. Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Knoxville, TN 37923	
(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, Charles P. Pinto and wife, E. Joy Pinto, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tyrone C. Thompson, a single man, 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 Lot No. 46, Unit No. 195 as described in the Master Deed and Bylaws for Autumn Ridge Townhomes, a Horizontal Property Regime With Private Elements, of record in Instrument 20060404-0038533, and amended in Instrument 20060419-0045063, and in Instrument No. 20061115-0141803, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit. Description taken from Exhibit B of the First Amendment to Master Deed and Bylaws. The description is the same as the previous Deed of record.

Being the same property conveyed to Charles P. Pinto and wife, E. Joy Pinto, by deed of record in instrument no. 20080714-0071826, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Charles P. Pinto and E. Joy Pinto by Tara DeSelms as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in instrument no. 20090806 0074147, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 1382 Rural Hill Road Unit 195, Antioch, TN 37013

(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 our hands this 31st day of July, 2009.

Charles P Pinto by Tara DeSelms
Charles P. Pinto as Attorney in Fact
By: Tara DeSelms Attorney in Fact

E. Joy Pinto by Tara DeSelms
E. Joy Pinto as Attorney-in-Fact
By: Tara DeSelms Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31st day of July, 2009, before me personally appeared Tara DeSelms, the person who executed the foregoing instrument on behalf of Charles P. Pinto and E. Joy Pinto, and acknowledged that she executed the same as the free act and deed of the said Charles P. Pinto and, E. Joy Pinto, through Power of Attorney granted her by the said Charles P. Pinto and, E. Joy Pinto.

Witness my hand and official seal at Franklin, Tennessee this 31st day of July, 2009.

Commission expires: March 20, 2010

Beth Triplett
My Comm. Exp. 03/20/2010
State of TENNESSEE
Davidson County

Beth Triplett
Notary Public

return to.

REALTY TITLE & ESCROW CO. INC
5111 Maryland Way, Suite 101
Brentwood, TN 37027