WARRANTY DEED

File Number: 70726

Davidson County DEEDWARR
Recvd: 08/07/09 11:37 3 pgs
Fees:18.00 Taxes:895.40
20090807-0074562

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2009.

S. CAMBRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY MAP-PARCEL DOES MAY 8, 2012

Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter L. Holloway	SunTrust Mortgage, Inc.	069-02-0-075.00
(NAME)	(NAME)	
4214 Eatons Creek Rd.	401 Commerce Street	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218	Nashville, TN 37219	
(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, Cardinal Construction Group, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter L. Holloway and Saletta A. Holloway as joint tenants with rights of surviorship, 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:

4212 Eatons Creek, Nashville, TN 37218 **Map 069-02-0 Parcel 075.00**

Land in Davidson County, Tennessee being Lot No. 193 of the Plan of Enchanted Hills, Section 9, of record in Plat Book 4300, page 103, in Register's Office for Davison County, and to which plan reference is made for a description of said lot.

Being the same property conveyed to Jack L. Pittman by Warranty Deed from Willie R. Pittman, recorded on April 14, 1987 in Plat Book 7202, page 973, Register's Office for Davidson County, Tennessee. Pursuant to a Final decree of Divorce, docket # 82D-2610, Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Cardinal Construction Group, LLC by Warranty Deed from Estate of Jack Louis Pittman, recorded on December 5, 2007 in Instrument No. 20071205-0140737, Register's Office for Davidson County, Tennessee. Jack L. Pittman died on May 5, 2006, his estate case bearing docket # 06P915 in Davidson County's Probate Court.

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

unimproved ☐

This is improved ☒ property, known as 4214 Eatons Creek Rd., Nashville, TN 37218

(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 29th day of July, 2009.

Cardinal Construction Group, LLC

BY: Audie Johnson
ITS: President

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid personally appeared Audie Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself/herself to be the President of Cardinal Construction Group, LLC, the within named bargainor, a Limited Liability Company, and that he/she as such President , executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself/herself as President.

Witness my hand and official seal at Nashville, Tennessee this 29th day of July, 2009.

Commission expires:



My Commission Expires MAY 6, 2012

S. Cambridge
Notary Public

PINNACLE
Title & 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 his 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, S. S. Cambridge, 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.

S. S. Cambridge
Notary Signature

S. S. CAMBRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:

My Commission Expires MAY 8, 2012