BILL GARRETT, Davidson County
Trans: T20090054831 DEEDWARR
Recvd: 08/11/09 13:22 2 pgs
Fees: 13.00 Taxes: 481.00
20090811-0075567

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Alison L. Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF August, 2009.

Kathy Snider
Notary Public
MY COMMISSION EXPIRES:
File No. G9-8213D

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY KATHY SNIDER My Commission Expires May 22, 2010

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Michelle Christie, unmarried<br>(NAME) | Pinnacle National Bank<br>(NAME) | 161-9-54 |
| 430 Hill Road<br>(STREET ADDRESS | 211 Commerce Street, Ste 300<br>(STREET ADDRESS) | |
| Nashville, TN 37220<br>(CITY) (STATE) (ZIP) | Nashville, TN 37201<br>(CITY) (STATE) (ZIP) | |

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 HEREBYACKNOWLEDGED, WE, **Pamela J. Todd, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michelle Christie, unmarried**, 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:

Land in Davidson County, Tennessee, being Lot No. 2-A, Zone Lot Division. Lot 2, on the plan of SECTION ONE, BRENTWOOD MEADOWS, as shown by plat of record in Plat Book 6250, Page 191, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Pamela J. Todd, unmarried by Deed from Cheryl Wertz Payne and Wilson C. Wertz dated December 11, 1990 in record Book 8255, Page 387, Register's Office for Davidson County, Tennessee.

Pamela J. Todd, having since married.
This is not the marital homestead of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2008 taxes have been paid by the Grantor and the 2009 taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 430 Hill Road, Nashville, TN 37220.

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. Whenever 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 5th day of August, 2009.

Pamela J. Todd

Pamela J. Todd

August 05, 2009
Date

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 Pamela J. Todd, married, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of August, 2009.

My Commission Expires: 9/10/10

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.ASSOCIATES.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**