BILL GARRETT, Davidson County
Trans:T20090058370 DEEDWARR
Recvd: 08/26/09 08:18 2 pgs
Fees:13.00 Taxes:780.70
20090826-0080175

THIS INSTRUMENT PREPARED BY:
**Horizon Land Title, Inc.**
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER**
Patricia E. Bryant
1608 Pakenhams Retreat
Hermitage, TN 37076

**MORTGAGEE**
Pinnacle National Bank
211 Commerce St., Suite 300
Nashville, TN 37201

**SEND TAX BILLS**
Mortgagee

**MAP-PARCEL:**
MAP 075-11-0-A
PARCEL 061.00CO

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **David Salam and wife, Quincy Salam,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Patricia E. Bryant, an unmarried woman,** 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. 32 on the plan of Heritage Meadows, Phase Two, as of record in Plat Book 9700, Page 525, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to David Salam and Quincy Salam by deed from Bryan M. Hendrick, unmarried, dated February 15, 2002, filed for record in Instrument No. 20020326-0036887, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions and Restrictions of record in Book 10337, Page 102; By-Laws of record in Book 10337, Page 123; Declaration of Annexation of record in Book 11029, Page 414; Charter of record in Book 11114, Page 771; Quitclaim Deed to the homeowners association for the common area of record in Instrument No. 20090115-0003848; Right of Way easement to Bellsouth Telecommunications, Inc. of record in Book 10613, Page 652; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 9700, Page 525, Register's Office for Davidson County, Tennessee.**

**This is the same description as in previous deed of record.**

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as: **1608 Pakenhams Retreat, Hermitage, TN 37076.**

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 21st day of August, 2009.

David Salam

Quincy Salam

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David Salam and wife, Quincy Salam, 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 21st day of August, 2009.

NOTARY PUBLIC

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $211,000.00.

Patricia E. Bryant
AFFIANT

Subscribed and sworn to before me this 21st day of August, 2009.

NOTARY PUBLIC

My Commission Expires: 1.2.12