39-B

Warranty Deed

BILL GARRETT, Davidson County Trans: T20090059231 DEEDWARR Recvd: 08/28/09 14:47 2 pgs Fees: 13.00 Taxes: 747.40 20090828-0081137	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $202,000.00. Affiant Subscribed and sworn to before me, this the 26th day of August, 2009. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joshua Ryan Dunlap	Pinnacle National Bank	Map: 061-15
1225 Stratford Avenue	211 Commerce Street, Ste. 300	Parcel: 384.00
Nashville, TN 37216	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THOMAS HOCKENSMITH AND WIFE, CANDACE HOCKENSMITH**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA RYAN DUNLAP, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 part of Lots 266 and 267 on the Plan of Inglewood Place of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee, according to a survey made by John B. Kohl, III, Dated March 13, 1987, as follows:

Beginning on the northerly margin of Stratford Avenue, 51 feet 11 inches westerly from the southwest corner of Stratford Avenue and Oxford Street, the same being the southwest corner of Lot No. 267; thence with the northerly margin of said Stratford Avenue, westerly 51 feet 11 inches to a point; thence with a straight line northerly and parallel with said Oxford Street, 200 feet to a point; thence easterly and 25 feet from the northerly line of said Lot No. 266, 51 feet 11 inches to a point; thence southerly and parallel with said Oxford Street, 200 feet to the place of beginning.

Being the same property conveyed to Thomas Hockensmith and wife, Candace Hockensmith by deed from Kent P. Smith and wife, Barbara E. Smith of record as Instrument No. 20060725-0089749, in the Register's Office for Davidson County, Tennessee, dated July 19, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1225 Stratford Avenue, Nashville, TN 37216.

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/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of August, 2009.

Thomas Hockensmith

Candace Hockensmith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Thomas Hockensmith and Candace Hockensmith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of August, 2009.

Notary Public

My Commission Expires: November 22, 2010

