BILL GARRETT, Davidson County
Trans:T20090062803 DEEDWARR
Recvd: 09/14/09 14:06 2 pgs
Fees:13.00 Taxes:499.50
20090914-0085719

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

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

Notary Public
MY COMMISSION EXPIRES:
File No. G9-8581D

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY
My Commission Expires January 12, 2010

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Wayne A. Ouellette (NAME)	Pinnacle National Bank (NAME)	25-03-24
445 Moncrief Avenue (STREET ADDRESS)	211 Commerce St. Ste. 300 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (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, **Ann J. Grieves, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wayne A. Ouellette, 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, City of Goodlettsville, State of Tennessee, described as follows:

A tract of land in the 10th Civil District and the City of Goodlettsville, described according to a survey by Stephen A. Draper, Surveyor, September 22, 1960, as follows:

Being the east part of Lot No. 51 of MONCRIEFS SUBDIVISION of the ALLEN MATHES LANDS, beginning at a point in the margin of Moncrief Avenue and running back with Lot No. 50, 289 feet to a point, then in a northerly direction bisecting Lot No. 51, 101 feet to a point, thence with Lot No. 52, 276 feet to the margin of Moncrief Avenue, then with Moncrief Avenue, 100 feet to the point of beginning.

BEING the same property conveyed to Ann J. Grieves, unmarried from James T. Bollinger, unmarried, by Deed dated December 6, 1995, in Book 9891, Page 645, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2008 taxes have been paid by the Grantor and the current 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 445 Moncrief Avenue, Goodlettsville, TN 37072.

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 31st day of August, 2009.

Ann J. Grieves

August 31, 2009
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ann J. Grieves, unmarried, 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 31st day of August, 2009.

D. TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires:

Notary Public

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ for _____, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the _____ of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of August, 2009.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

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