Return To:
File: 900960

Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027

File Box 30

Prepared By & Return To:
Infinity Title, LLC
205 McGavock Pike
Nashville, TN 37214
09-0694

BILL GARRETT, Davidson County
Trans: T20090075355 DEEDWARR
Recvd: 11/04/09 13:46 2 pgs
Fees: 13.00 Taxes: 543.53
20091104-0102028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 146,900.00.

Selene Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of October, 2009.

Jennifer Marie Crowell
Notary Public

Commission Expiration:

JENNIFER MARIE CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

ADDRESS OF NEW OWNER:
Elizabeth N. Back and Matthew Letcher Qualls
1401 Autumn Knoll
Hermitage, TN 37076

SEND TAX BILLS TO:
New Owner

MAP-PARCEL:
086-070-07800

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, WE,

Jacob J. Pilarski and wife, Ginger J. Pilarski

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elizabeth N. Back, An Unmarried Woman and Matthew Letcher Qualls, an Unmarrried Man, as Joint Tenants With The Right of Survivorship

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. 164 on the Plan of Jackson's Retreat, Phase III, of record in Plat Book 5200, Pages 517 and 518, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jacob J. Pilarski and Ginger J. Pilarski from Betty D. Raetzel by deed dated 06/14/2002 filed for record on 06/19/2002 in Instrument Number 20020619-0074287, in the Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **1401 Autumn Knoll 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 my hand this 29th day of October, 2009.

Jacob J. Pilarski

Ginger J. Pilarski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jacob J. Pilarski and wife, Ginger J. Pilarski**, 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 at Davidson County, Tennessee this 29 day of October, ~~2008~~ 2009.

Notary Public

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Commission Expiration: 6-26-11