File No. 291000587

WARRANTY DEED

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF NOVEMBER, 2009.

Notary Public—Kimie Perry

MY COMMISSION EXPIRES: June 5, 2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 11/17/09 12:29 3 pgs
Fees:18.00 Taxes:370.00
20091117-0105810

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Property Acquisitions, Inc.	Property Acquisitions, Inc.	Map 08304004300
(NAME) 513 Memorial Blvd Ste 148	(NAME) 513 Memorial Blvd Ste 148	
(ADDRESS) Springfield, TN 37172	(ADDRESS) Springfield, TN 37172	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **William J. Nahay Jr. and Thomas M. Nahay**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Property Acquisitions, Inc.**, hereinafter called the grantee(s), 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 all of Lot No. 109, on the plan of Rosebank Park, of record in Plat Book 1835, Page 26, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property devised to William John Nahay, Jr. and Thomas Michael Nahay by the Last Will and Testament of Dorothy Simpson Nahay of record under Docket 09P1117 on 02/23/2002 and filed for record on 07/21/2009, Probate Court for Davidson County, Tennessee.

Also Being the same property conveyed to William Nahay and wife, Dorothy S. Nahay by deed from Richard C. Jones and wife, Beatrice M. Jones of record in Book 3804, Page 259 on 08/19/1964 and filed for record on 08/21/1964, Register's Office for Davidson County, Tennessee. The said William Nahay having since died on September 29, 1979 leaving Dorothy S. Nahay the sole surviving tenant by the entirety. The said Dorothy S. Nahay died testate on June 2, 2009.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2012 Rose Cliff Drive, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 6 day of November, 2009.

William J. Nahay Jr.

Thomas M. Nahay by William J. Nahay Jr. His Attorney in Fact

STATE OF TEXAS
COUNTY OF Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named William J. Nahay Jr. the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 6th day of November, 2009.

Commission expires:

CHASATY R. HUCKABAY
Notary Public, State of Texas
My Commission Expires
MAY 11, 2012

Notary Public

STATE OF TEXAS
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William J. Nahay, Jr., with whom I am personally acquainted and show proved himself/herself to be the Attorney in fact of Thomas M. Nahay, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 6 day of November, 2009.

Commission expires:

CHASATY R. HUCKABAY
Notary Public, State of Texas
My Commission Expires
MAY 11, 2012

Notary Public

File Number: 291000587

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Certificate of Authenticity

I, Tracey Trumphour, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tracey Trumphour

State of Tennessee
County of Wilson

Personally appeared before me, Kimie Perry, a notary public for this county and state, Tracey Trumphour who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission expires:
6-5-12

Kimie Perry, Notary Public

