File No. 291100473

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090086071 DEEDWARR
Recvd: 12/22/09 10:58 2 pgs
Fees:13.00 Taxes:688.20
20091222-0116384

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 3-20-2011

(AFFIX SEAL)

CAROL A CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendi L. McDonald	Brand Mortgage Group	MAP 07212008600
(NAME)	(NAME)	
2206 Pinewood Road	6224 Sugarloaf Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Duluth, GA 30097	
(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, I, **Property Acquisitions, Inc., A Tennessee Corporation**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Wendi L. McDonald, unmarried**, hereinafter called the grantee(s), HER 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. 41 on the Plan of Dalewood, Section I, of record in Plat Book 1424, Page 108, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Property Acquisitions, Inc., a Tennessee corporation, by deed from Mildred F. Vick and Linda G. Tanner, Devisees and Co-Executrices under the Last Will and Testament of Mildred Ann Welburn, of record in Instrument 20090918-0087183, dated September 15, 2009 and filed for record on September 18, 2009, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 1424, Page 108, said Register's Office.

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 2206 Pinewood Road, Nashville, TN 37216
(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), HER 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), HER 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 10th day of December, 2009.

Property Acquisitions, Inc., A Tennessee Corporation

By: _____ – President

Gregory S. Baker, President

Attest: _____

STATE OF TENNESSEE

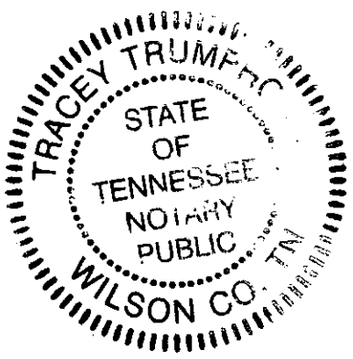
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gregory S. Baker with whom I am personally acquainted and who proved himself/herself to be the President of Property Acquisitions, Inc., a Tennessee Corporation, 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 10th day of December, 2009.

Commission expires: 9.2.2013

_____
Notary Public



File Number: 291100473

~~**RETURN TO:**~~

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

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067