WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JANUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: February 16, 2011 5/6/2013
(AFFIX SEAL)

TABITHA N. CALHOUN
Notary Public
Davidson County, State of Tennessee
My Commission Expires May 6, 2013

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Stones River Title Co., LLC
752 S. Church St., Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J. Pendley	SunTrust Mortgage Inc ~~William J. Pendley~~	07309006200
(NAME) 2401 McGinnis Drive	(NAME) 901 Semmes Ave ~~2401 McGinnis Drive~~	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Richmond VA 23224 ~~Nashville, TN 37216~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Sugarbush Investment Group, Inc., a Tennessee Corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William J. Pendley, a single person, 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:

Being Lot No. 55 on the Map of Gibson Heights, as of record in Book 1835, Page 133, Register's Office for Davidson County and described as follows:
Beginning at a point in the easterly margin of Cooper Lane at the corner of Lots 54 and 55; thence with the line between said lots southeasterly 129.91 feet to a corner of lot 56; thence with the line between said Lots 55 and 56, southwesterly 129.2 feet to the north margin of McGinnis Drive; thence with the margin of the same northwesterly 106.91 feet to the beginning of a curve; thence around said curve northerly 36.13 feet to the margin of Cooper Lane thence with the margin of the same northerly 106.2 feet to the point of beginning.

Being the same property which transferred by operation of law under the rules of intestate secession from J.B. Johnson, to Patsy J. McElroy as his sole surviving heir. For further reference see Instrument No. 200106606-0059443, Instrument No.20011207-0134716 and for further reference Book 2241,Page 191 all of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sugarbush Investment Group, Inc. by Warranty Deed dated May 15, 2009 from Patsy J. McElroy of record in Instrument No. 20090518-0045388 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

unimproved ☐

This is improved ☒ property, known as 2401 McGinnis Drive, 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 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.

BILL GARRETT, Davidson County
Trans:T20100005917 DEEDWARR
Recvd: 02/01/10 08:50 2 pgs
Fees:13.00 Taxes:480.63
20100201-0007615

Witness my hand this 11th day of January, 2010.

Sugarbush Investment Group, Inc., a Tennessee Corporation

By: _____

Ray Burkhalter, President of Sugarbush Investment Group, Inc., a Tennessee Corporation

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 11 day of January, 2010, before me personally appeared Ray Burkhalter, to me known or who proved to me on the basis of satisfactory evidence, and who acknowledged himself to a President of Sugarbush Investment Group Inc., the within named bargainor, Ray Burkhalter, and he, as such President, being authorized so to do, executed the foregoing instrument (Warranty Deed), for the purpose therein contained by signing the name of Ray Burkhalter by himself as such President.

Witness my hand and official seal at Murfreesboro, Tennessee this 11th day of January, 2010.

Commission expires: February 16, 2011

_____

Kristin L. Brown

Notary Public

KRISTIN L. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY

Return To:
Advantage Title & Escrow
2000 Mallory Lane
Suite 130, Box 523
Franklin, TN 37067