RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,200.00

Mindy Ward
Affiant

Subscribed and sworn to before me, this 30TH DAY OF APRIL, 2010.

Elaine L. Gregory
Notary Public

MY COMMISSION EXPIRES: 3-3-14

(AFFIX SEAL)

ELAINE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anedra L. Moore	SUNTRUST MORTGAGE, INC. (NAME)	
443 Janette Avenue (ADDRESS)	P.O. BOX 5708 (ADDRESS)	033-12-0-138
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	IRVINE, CA 92619-7028 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we HARLEY R. PINKERMAN, JR. AND SHARYL A. PINKERMAN, F/K/A SHARYL A. ERICKSON, HUSBAND AND WIFE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Anedra L. Moore, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 72, AS SHOWN ON THE MAP ENTITLED GATEWAY SUBDIVISION, SECTION I, OF RECORD IN PLAT BOOK 3300, PAGES 39 AND 40, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO HARLEY R. PINKERMAN, JR. AND SHARYL A. ERICKSON, BY WARRANTY DEED FROM JOHN T, PHELAN AND WIFE, KRISTY PHELAN, OF RECORD AS INSTRUMENT NO. 20040224-0020949, DATED FEBRUARY 20, 2004, SAID REGISTER'S OFFICE.

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

unimproved ( )
This is improved (X) property, known as 443 Janette Avenue, Goodlettsville, TN 37072
(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.

Witness my/our hand(s) this 30th day of April, 2010.

BILL GARRETT, Davidson County
Trans:T20100026740 DEEDWARR
Recvd: 05/05/10 12:23 2 pgs
Fees:13.00 Taxes:392.94
20100505-0034019

WARRANTY DEED
(Continued)

HARLEY R. PINKERMAN, JR.

SHARYL A. PINKERMAN

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harley R. Pinkerman, Jr. and wife, Sharyl A. Pinkerman, the herein bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of April, 2010.

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

My Commission Expires: 11-7-11

(SEAL)

RETURN TO:
Greater Nashville Title
200 Madison St
Madison, TN 37115

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