File No. 210040248

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: October 23, 2012.

(AFFIX SEAL)

KIM GILLESPIE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company - Tennessee Division
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20100027315 DEEDWARR
Recvd: 05/06/10 15:07 2 pgs
Fees:13.00 Taxes:582.75
20100506-0034773

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harley R. Pinkerman Jr.	Magna Bank	03308004200
(NAME) 109 Marita Avenue	(NAME) PO Box 17257	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Memphis, TN 38187-0257	
(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, **Dorothy C. Thompson, Trustee of the Dorothy C. Thompson Revocable Trust dated September 12, 2008**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Harley R. Pinkerman, Jr. and wife, Sharyl A. Pinkerman**, 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 Lot No. 171 on the Plan of Gatewood, Section 1, as of record in Plat Book 3300, Pages 47-52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Dorothy C. Thompson, Trustee of the Dorothy C. Thompson Revocable Trust dated September 12, 2008 by Deed from Dorothy C. Thompson of record in Instrument 20080915-0094402, dated September 12, 2008 and filed for record on September 15, 2008, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

All matters as set forth per Plat Book 3300, Page 47-52, said Register's Office. Restrictions of record in Book 3370, Page 121, as amended in Book 3398, Page 438, 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 109 Marita 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 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 our hands this 30th day of April, 2010.

Dorothy C. Thompson, Trustee of the Dorothy C. Thompson Revocable Trust dated September 12, 2008

By: Dorothy C. Thompson

Dorothy C. Thompson, Trustee

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Dorothy C. Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the Dorothy C. Thompson Revocable Trust dated September 12, 2008, the within named bargainor, a Trust, and that she as such Trustee, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by herself as Trustee

Witness my hand at office this 30th day of April, 2010.

Commission expires: October 23, 2012

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kim Gillespie Notary Public

File Number: 210040248

RETURN TO:

Stewart Title Company - Hendersonville
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075