BILL GARRETT, Davidson County
Trans:T20100060475 DEEDWARR
Recvd: 09/27/10 08:18 2 pgs
Fees:13.00 Taxes:462.50

20100927-0076409

WARRANTY DEED

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 3/16/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ramona R. Phillips	New Owner	**13713OA003.00CO**
(NAME)	(NAME)	
3428 Milbridge Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **PMD Properties, LLC.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ramona R. Phillips, unmarried**, 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section One, Peninsula Point, a planned unit development of record in Plat Book 9700, Page 98, Register's Office for Davidson County, Tennessee, reference to which is made for a more complete legal description.

Being the same property conveyed to PMD Properties, LLC. by deed dated March 22, 2010 from Joseph R. Prochaska, Successor Trustee of record in Instrument No. 20100401-0024692, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **3428 Milbridge Drive, Antioch, TN 37013**

(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 hand this **24th day of September, 2010**.

PMD Properties, LLC.

By: _____

Mikel Hunsucker, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, I. Dyke Tatum, a duly commissioned Notary Public in and for the County and State aforesaid, **Mikel Hunsucker** with whom I am personally acquainted, and who further acknowledged himself to be **President** of **PMD Properties, LLC.** the within named bargainor and that he is the **President**, of the maker, **PMD Properties, LLC.** the within named bargainor, or a constituent of the maker and is authorized by the maker or by its constituent being authorized by the maker, to executed this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee this 24th day of September, 2010.

Commission expires: October 22, 2010

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

_____
Theresa L. Smith Notary Public