WARRANTY DEED

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4-16-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142

Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathryn Lynn Dambrosio	Mortgage Investors Group	44-09-23
(NAME) 211 Rayon Drive	(NAME) 8320 East Walker Springs Lane	
(ADDRESS) Nashville, Tennessee 37138	(ADDRESS) Knoxville, TN 37923	
(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, PTE Development, LLC and Phillip Baumgart, Trustee for the JB Rayon Reinvestment, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathryn Lynn Dambrosio, unmarried woman 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. 243 and a tract of land lying immediately to the south thereof on the Plan of Rayon City, which is of record in Book 843, page 13, Register's Office for Davidson County, Tennessee, described together according to a survey by Murray D Shanklin, dated September 17, 1971

Being the same property conveyed to JB Rayon Reinvestment, by deed of record in Instrument No. 20100503-0033520, Register's Office for Davidson County, Tennessee. Also reference quitclaim deed recorded simultaneously herewith.*

*20101005-0079369

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

unimproved ☐

This is improved ☒ property, known as 211 Rayon Drive, Old Hickory, TN 37138

(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:T20100062753 DEEDWARR
Recvd: 10/05/10 08:35 2 pgs
Fees:13.00 Taxes:397.75

20101005-0079370

Witness my hand this 30th day of September, 2010.

PTE Development, LLC

By:
PTE Development, LLC

JB Rayon Reinvestment

By: AS TRUSTEE
JB Rayon Reinvestment

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Phillip Baumgart with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of J B Rayon Reinvestment and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of J. B Rayon Reinvestment by himself as Trustee.

Witness my hand and official seal at Nashville TN, this 30th day of September, 2010.

LaTrece McAdoo State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Phillip Baumgart with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Tax Officer of PTE Development, LLC and that he/she as such Tax Officer executed the foregoing instrument for the purposes therein contained, by signing the name of PTE Development, LLC by himself as Tax Officer.

Witness my hand and official seal at Nashville, Tennessee this 30th day of September, 2010.

Commission expires:

Notary Public

LaTrece McAdoo State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County