Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $139,000.00

Affiant

Subscribed and sworn to before me on this 11th day of February, 2011.

Notary Public

MY COMMISSION EXPIRES: 8-2014

MELISSA J. BOCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014

This Instrument Was Prepared By:
PARTNERS TITLE OF TENNESSEE, LLC
5200 MARYLAND WAY, STE. 202
BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenna Justine Green	Pinnacle National Bank	
(NAME)	(NAME)	
1509 Tolkien Lane	150 3rd Ave. So. Ste 900	Map and Parcel 173.09-0A-400.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Juanita Marie Grace, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brenna Justine Green, an unmarried woman**, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land, described as follows:

Being Lot No. 334 as shown on the Plan of Lenox Village, Phase Five, of record in Instrument No. 20050120-0007427, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Juanita Marie Grace, unmarried by Warranty Deed from Kenneth Houston Gentry, III, married and Ryanne E. Gentry, f/k/a Ryanne E. Mawer, married, dated April 13, 2007, of record in Instrument No. 20070417-0045804, said Register's Office.

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

This is improved property known as 1509 Tolkien Lane, Nashville, TN, 37211.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to said land to said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20110012798 DEEDWARR
Recvd: 03/03/11 10:28 2 pgs
Fees:13.00 Taxes:514.30
20110303-0016995

WITNESS my hand this 11th day of February, 2011.

Juanita Marie Grace

STATE OF Tennessee
COUNTY OF Williamson

I, Hillary Torrence, a Notary Public of the County and State aforementioned, do hereby certify that Juanita Marie Grace personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 11th day of February, 2011.

Hillary Torrence
Notary Public
My Commission Expires: 12-10-12

