BILL GARRETT, Davidson County
Trans:T20110016722 DEEDWARR
Recvd: 03/22/11 09:37 2 pgs
Fees:13.00 Taxes:2793.50

20110322-0022217

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $755,000.00. Affiant Subscribed and sworn to before me, this the 15th day of March, 2011. Notary Public My commission expires: 8-2013 (AFFIX SEAL)

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
John R. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John R. Pinkston Carrie Pinkston	Sumner Bank & Trust	Map 103-12 Parcel 072.00
215 Lauderdale Road	240 D. Main Street	
Nashville, TN 37205	Gallatin, TN 37066	

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 OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Marion Keith Grant, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John R. Pinkston and Carrie Pinkston, husband and wife

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. 8 and the southerly 15 feet of Lot 9, on the plan of Block "I", Cherokee Park, Second Section, as shown by plat of record in Book 547, Pages 175 and 176, Register's Office for Davidson County, Tennessee, according to a survey by Campbell Surveying Co., Inc., dated June 26, 1987 as follows:

Said Lot No. 8 and part of Lot No. 9 front together 75 feet on the westerly side of Lauderdale Road and run back 123.20 feet on the southerly line and 123 feet on the northerly line to a dead line, whereon it measures 75 feet.

Being the same property conveyed to Marion Keith Grant, by Deed dated September 25, 2001 from Jacob S. Sherman, II, unmarried, of record in Instrument No. 20011003-0107514, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **215 Lauderdale Road, Nashville, TN 37205**

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 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 15th day of **March, 2011.**

Marion Keith Grant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Marion Keith Grant,** the within named sellers, 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 at Nashville, Tennessee, this **15th** day of **March, 2011.**

Notary Public

My Commission Expires: Nov 28, 2011

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.