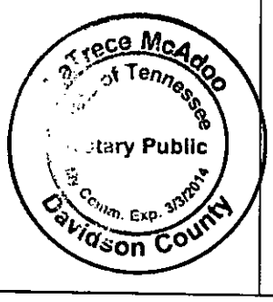
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Box 13
#16264

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
PTE Development LLC	PTE Development LLC	06016019700
(NAME)	(NAME)	
2479 MURFREESBORO RD #162 (ADDRESS)	2479 MURFREESBORO RD #162 (ADDRESS)	
NASHVILLE TN 37217 (CITY) (STATE) (ZIP)	NASHVILLE TN 37217 (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, Regions Bank, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PTE Development LLC, 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:

Being Lot No. 30 on the Re-subdivision of certain Lots on the Plan of Sheparwood Subdivision, Section 1, of record in book 4350, Page 118, Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a more complete description.

Being the same property conveyed to Regions Bank, by deed of record in Instrument No. 20100810-0063242, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 2726 Oakwood Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

AND THE GRANTORS, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against non other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

BILL GARRETT, Davidson County
Trans:T20110016768 DEEDWARR
Recvd: 03/22/11 10:37 2 pgs
Fees:13.00 Taxes:170.57



20110322-0022278

Witness my hand this 16 day of March, 2011.

Regions Bank

By:

Regions Bank

Joe Terrill
Vice President

STATE OF Mississippi

COUNTY OF Forrest

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Joe Terrill 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 Vice President of Regions Bank and that he/she as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of Regions Bank by himself as Vice President.

Witness my hand and official seal at HATTIESBURG, MISSISSIPPI this 15th day of March, 2011.

Commission expires: AUGUST 17, 2014

STATE OF MISSISSIPPI
CLIFF N. RUSSUM
ID No
82290
NOTARY PUBLIC
Comm Expires
August 17, 2014
FORREST COUNTY

Notary Public

CLIFF RUSSUM