BILL GARRETT, Davidson County
Trans:T20110017334 DEEDWARR
Recvd: 03/24/11 13:23 2 pgs
Fees:13.00 Taxes:876.90
20110324-0022875

Warranty Deed

BOX 50-B ~~PREPARED BY:~~ RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $237,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of March, 2011. Notary Public My commission expires: 1/9/12

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Charles P. Chisolm Sara L. Beck	BAC Home Loan Serv	Map: 062-09
3905 Brush Hill Rd	P.O. Box 15222	Parcel: 3.00
Nashville, TN 37216	Wilmington DE 19886	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES W. PINKERTON, DEVISEE UNDER THE WILL OF NELL PINKERTON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES P. CHISOLM AND WIFE, SARA L. BECK**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the northerly part of Lot No. 7 of Block "I" on the Plan of Jackson Park, Section 3, not of record, described according to a survey made by James A. Hamilton, Jr., Surveyor, December 6, 1948, as follows:

Beginning on the westerly margin of Brush Hill Road, at the southeast corner of the property conveyed to J. Mansfield Bailey and wife by deed from Jackson Realty Company, Inc. of record in Book 1779, page 637, Register's Office for said County, being the corner of Lots Nos. 6 and 7; thence with the line between lots Nos. 6, 7 and 11, westwardly 400 feet, more or less, to the northeast corner of Lot No. 10; thence with the easterly line of said Lot No. 10, southeastwardly 175 feet, more or less, to a point 25 feet north of the corner of Lot Nos. 7 and 8; thence eastwardly and parallel with the line between said two lots 315 feet, more or less, to the westerly margin of Brush Hill Road; thence with same northwardly 175 feet to the beginning.

Being the same property conveyed to James M. Pinkerton and wife Nell Pinkerton by deed from Marian Daniels Todd and husband, Alton P. Todd of record in Book 1876, page 351, Register's Office for Davidson County, Tennessee, dated July 21, 1950. The said James M. Pinkerton having predeceased Nell Pinkerton, whom is now deceased.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3905 Brush Hill Rd, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs

and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of March, 2011.

Estate of Nell ~~Pinkerton~~

James W. Pinkerton, Devisee Under the Will of Nell Pinkerton

James W. Pinkerton, Devisee Under the Will of Nell Pinkerton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James W. Pinkerton, Devisee Under the Will of Nell Pinkerton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of March, 2011.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

Notary Public

My Commission Expires:

Wanda J. Pinkerton, spouse of James W. Pinkerton, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Wanda J. Pinkerton

Wanda J. Pinkerton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Wanda J. Pinkerton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of March, 2011.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

Notary Public

My Commission Expires: