39B

WARRANTY DEED

G-ZR-11-8197

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF March, 2011.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ANGELA Y. WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer M. Stoops	Pinnacle National Bank	
8197 Ramstone Way (ADDRESS)	150 3rd Avenue South, Ste. 900 (NAME)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (ADDRESS) (CITY) (STATE) (ZIP)	182-6A-124.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL NATHAN VAN SAUN AND AMEE VAN SAUN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENNIFER M. STOOPS AND AARON P. STOOPS, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 120 ON THE FINAL PLAT OF OLD HICKORY HILLS, PHASE TWO, SECTION ONE, AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NO. 200306230086188, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL NATHAN VAN SAUN AND WIFE, AMEE VAN SAUN BY WARRANTY DEED FROM GREENVALE CONSTRUCTION, LLC, RECORDED ON THE 12TH DAY OF JANUARY, 2004 IN INSTRUMENT NO. 20040112-0004358, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE ON PLAT OF RECORD IN INSTRUMENT NO. 20030623-0086188; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NOS. 20020116-0006750 AND 20101116-00971730; HOA CHARTER OF RECORD IN INSTRUMENT NOS. 20020123-0009417 AND 20081219-0121385; EASEMENT TO UNITED TELEPHONE CO. OF RECORD IN INSTRUMENT NO. 20020123-0009339; EASEMENT FOR SANITARY SEWER/STORM DRAINAGE OF RECORD IN INSTRUMENT NO. 20001030-0107214; STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NOS. 20010306-0021333 AND 20030226-0025749; CEMETARY INGRESS/EGRESS OF RECORD IN INSTRUMENT NO. 20000203-0011193; AND RIGHTS OF ADJOINING OWNERS OF RECORD IN BOOK 6013, PAGE 187, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 8197 Ramstone Way, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20110019651 DEEDWARR
Recvd: 04/04/11 15:29 2 pgs
Fees:13.00 Taxes:469.90
20110404-0025853

Witness my/our hand(s) this 24th day of March, 2011.

Michael Nathan Van Saun

Amee Van Saun

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Nathan Van Saun and Amee Van Saun, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of March, 2011.

Notary Public

My Commission Expires: 10-16-11

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903