Box 14-A
G-23181-4

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110029457 DEEDWARR
Recvd: 05/18/11 08:49 2 pgs
Fees:13.00 Taxes:721.50
20110518-0037929

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS TRANSFER~~ IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of **May, 2011**

Notary Public

MY COMMISSION EXPIRES: 10-21-12
(AFFIX SEAL)

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jane E. Molteni	Pinnacle National Bank	14709004400
(NAME)	(NAME)	
5020 Marchant Drive	150 3rd Avenue South, S/900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Nancy L. Whitehurst**, widow, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jane E. Molteni**, 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, TN, being Lot No. 101 on the Plan of Crievewood, of record in Book 2331, page 99, Register's Office for Davidson County, TN to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jerry C. Whitehurst and wife, Nancy L. Whitehurst, by Warranty Deed from Roger D. Myers and Mandy G. Myers, dated April 8, 1994 and filed of record in Book 9308, page 108, Register's Office of Davidson County, Tennessee. Jerry C. Whitehurst died on December 10, 2003, leaving Nancy L. Whitehurst as surviving tenant by the entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5020 Marchant Drive, Nashville, TN 37211

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, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this **16th** day of **May, 2011**

Nancy L. Whitehurst

Nancy L. Whitehurst

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Nancy L. Whitehurst**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **16th** day of **May, 2011**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON