WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110033633 DEEDWARR
Recvd: 06/06/11 10:16 2 pgs
Fees:13.00 Taxes:664.15
20110606-0043096

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2011.

Notary Public

MY COMMISSION EXPIRES: JULY 29, 2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle R. Denham	Pinnacle National Bank	
(NAME)	(NAME)	
356 Blackman Road	150 3rd Ave. So. 900	147-5-10
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville TN 37201	
(CITY) (STATE) (ZIP)	(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, **MARY L. TOOTHMAN AND HUSBAND, GEORGE JEFFREY TOOTHMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KYLE R. DENHAM, AN UNMARRIED MAN AND BARBARA J. BUTLER, AN UNMARRIED WOMAN,** 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. 553 on the Plan of Caldwell Hall, Section 14, as of record in Book 3300, page 77, said Register's Office.

Said Lot No. 553 fronts 95.0 feet on the northerly side of Blackman Road and runs back 268.37 feet on the easterly line and 178.55 feet on the westerly line to a line in the rear which measures 131.4 feet thereon.

Being the same property conveyed to Mary L. Toothman by deed from Mary Lavonne Olive, of record as Instrument No. 20040830-0104675, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2011 real property taxes and (b) all matters appearing on the plan of record in Book 3300, page 77, said Register's Office.

George Jeffrey Toothman joins in this conveyance for the limited purpose of conveying any interest that he may have in said land by reason of marital status or otherwise.

unimproved ☐

This is improved ☒ property, known as 356 Blackman Road, Nashville, TN 37211

(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 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, 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 our hands this 27th day of May, 2011.

Mary L. Toothman

George Jeffrey Toothman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary L. Toothman and George Jeffrey Toothman, the bargainor, 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 27th day of May, 2011.

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires MAR. 4, 2013