BILL GARRETT, Davidson County
Trans:T20110035483 DEEDWARR
Recvd: 06/14/11 12:01 2 pgs
Fees:13.00 Taxes:980.50

20110614-0045489

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $265,000.00

Affiant

Subscribed and sworn to before me, this 13th day of June, 2011.

Notary Public

My commission expires

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4711 Trousdale Drive, Suite 120
Nashville Tennessee 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Leigh A. Tolleson	SUNTRUST MORTGAGE, INC	11502005800
955 Davidson Drive	1001 SEMMES AVENUE	
Nashville, TN 37205	RICHMOND, VA 23224	

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 ACKNOWLEDGE, WE,

Property Acquisitions, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Leigh A. Tolleson, married

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 1, SECTION 1, WEST MEADE HILLS, as shown on plat of record in Plat Book 2900, Page 62, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association to Property Acquisitions, Inc., a Tennessee Corporation as recorded on the 21st day of January, 2011 in Instrument No. 20110121-0005978; Quitclaim Deed from Federal Home Loan Mortgage Corporation to Federal National Mortgage Association as recorded on the 23rd day of August, 2010 in Instrument No. 20100823-0066668; Trustee's Deed from Shellie Wallace as Successor Trustee and Matthew Smith as Co-Trustee to Federal Home Loan Mortgage Corporation as recorded on the 8th day of April, 2010 in Instrument No. 20100408-0026436 and Warranty Deed from Michael C. Powers, unmarried to William B. Bryant, unmarried as recorded on the 5th day of January, 1999 in Deed Book 11283, Page 573, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 2900, Page 62, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 955 Davidson Drive, Nashville, TN 37205.

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 in 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 my/our hand(s) this 13th day of June, 2011.

G S. B - President

Property Acquisitions, Inc.
By: ~~Gregory~~ S. Baker, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Gregory S. Baker, President of Property Acquisitions, Inc. , the within named Grantors, 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, at office, this 13th day of June, 2011.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013