WARRANTY DEED

R-WR-11-1315

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2011.

Notary Public

MY COMMISSION EXPIRES: 12.03.13
(AFFIX SEAL)

THOMAS SMITH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny F. Davis	Magna Bank	
1315 N. 5th Street (ADDRESS)	1187 Old Hickory Blvd., Suite 100 (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	07116035900

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 THE ESTATE OF LURENE PILLOW, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHNNY F. DAVIS , A SINGLE MAN, 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 LOT NO. 8 ON THE PLAN OF TOM JOY SUBDIVISION, AS OF RECORD IN PLAT BOOK 3600, PAGE 47, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO OSCAR M. PILLOW AND WIFE, LURENE PILLOW BY DEED FROM ANDREW EWING, TRUSTEE, DATED 12/04/1964 AND FILED FOR RECORD ON 12/17/1964 IN BOOK 3843, PAGE 585, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO LURENE PILLOW BY DEED FROM OSCAR M. PILLOW, DATED 07/21/2006 AND FILED FOR RECORD ON 07/21/2006 IN INSTRUMENT 200607210088383, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LURENE PILLOW, HAVING SINCE DECEASED AND BEQUEATHED THE SUBJECT PROPERTY TO MICHELLE TONEY AND TENIA S. JONES BY LAST WILL AND TESTAMENT FILED ON 4/7/2011, DOCKET NO. 11P559, IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE (PROBATE DIVISION).

THIS CONVEYENCE IS SUBJECT TO A) 2011 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 3600, PAGE 4 AND BOOK 3763, PAGE 136, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1315 N. 5th Street, Nashville, Tennessee 37207
(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:T20110040788 DEEDWARR
Recvd: 07/07/11 13:33 3 pgs
Fees:18.00 Taxes:247.90
20110707-0052086

Witness my/our hand(s) this 30th day of June, 2011.

The Estate of Lurene Pillow

Michelle Toney, as Beneficiary by Julia P. Tucker -AIF-
Michelle Toney, as Beneficiary
by Julia P. Tucker, Attorney in Fact

Tenia S Jones as beneficiary by Julia P. Tucker -AIF
Tenia S. Jones, as Beneficiary
by Julia P. Tucker, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of June, 2011, before me personally appeared Julia P. Tucker to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michelle Toney and Tenia S. Jones and who acknowledged he/she/they executed the same as the free act and deed of the said Michelle Toney and Tenia S. Jones.

Witness my hand and official seal, this the 30th day of June, 2011.

Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

Witness my hand, this 30th day of June, 2011.

The Estate of Lurene Pillow

Tenia S. Jones, as Beneficiary

State of Tennessee
County of Davidson

On this the 30th day of June, 2011, before me personally appeared Tenia S. Jones, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of June, 2011.

Notary Public

My Commission Expires: 12-03-13

