BOX 10-A

BILL GARRETT, Davidson County
Trans:T20110043687 DEEDWARR
Recvd: 07/20/11 10:29 2 pgs
Fees:13.00 Taxes:407.00
20110720-0055450

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-110700253

WARRANTY DEED

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
18th day of JULY, 2011

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ZACHARY H. POND	Pinnacle National Bank	106-14-0-001.00
1977 GATLIN DRIVE	150 3rd Avenue South, Ste 900	
NASHVILLE, TN 37210	Nashville, TN 37201	

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, WE,

VAN A. CAIN AND WIFE, EMILY GREEN-CAIN AND EDITH JANE CAIN, UNMARRIED

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

ZACHARY H. POND AND WIFE, MELANIE E. POND

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. 13 on the Plan of Raymond Heights of record in Plat Book 1424, page 141, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Van A. Cain and wife, Edith Jane Cain, by deed dated May 14, 1976 from Martha K. Moody n/k/a Martha Thain of record in Book 5026, page 187, said Register's Office.

The prior deed of record in Book 5026, page 187, erroneously referred to the plat being of record in Book 1424, page 121. The correct page number is 141.

The undersigned Emily Green-Cain spouse of Van A. Cain joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest in and to the above described property, including but not limited to, her homestead, dower, and any and all other marital rights.

This is improved (X) property known as **1977 GATLIN DRIVE, NASHVILLE, TN 37210**

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 18th day of JULY, 2011.

VAN A. CAIN

EMILY GREEN-CAIN

EDITH JANE CAIN

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 VAN A. CAIN AND WIFE, EMILY GREEN-CAIN AND EDITH JANE CAIN the bargainor(s) 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 at Nashville, Tennessee, this 18th day of JULY, 2011.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014