WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110046550 DEEDWARR
Recvd: 08/01/11 12:54 2 pgs
Fees:13.00 Taxes:185.00
20110801-0058770

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $50,000.00

Affiant

Subscribed and sworn to before me this 28 day of July 2011

Notary Public Lucinda Carter
My Commission expires: 11/30/14
(Affix Seal)

LUCINDA CARTER NOTARY PUBLIC STATE OF TENNESSEE DEKALB COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
PinPoint Properties, LLC	PinPoint Properties, LLC	083-01-0-101.00
1113 Murfreesboro Road, Ste 106 #336	1113 Murfreesboro Rd. Suite 106 #336	
Franklin, TN 37064	Franklin, TN 37064	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Leonard Amdur**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **PinPoint Properties, LLC**, its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 49 on the plan of Jones and Bradford Subdivision, of record in Book 161, page 142, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Annette Amdur, by deed from Santa Monica Properties, a partnership of Leonard Amdur and Pete Knostrick, on October 5, 1983, of record in Book 5155, page 495, Register's Office for Davidson County, Tennessee. Annette Amdur died testate on November 24, 1987, a resident of Davidson County, Tennessee and her Last Will and Testament was admitted to probate by the Probate Court of Davidson County, Tennessee on December 18, 1987 at Cause No. 90032, leaving said property to Leonard Amdur as sole heir to the Estate.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 161, page 142, Register's Office Davidson County, Tennessee.

This is improved property known as: **1031 Sharpe Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 27, 2011.

Leonard Amdur

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Leonard Amdur** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 27, 2011

My commission expires 6/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY