Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $194,400.00

William A Wood III, Mgr.
Affiant

Subscribed and sworn to before me, this 14th day of September, 2011

Notary Public
My commission expires: 6/9/2014

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

BILL GARRETT, Davidson County
Trans:T20110057898 DEEDWARR
Recvd: 09/19/11 10:17 2 pgs
Fees:13.00 Taxes:719.28
20110919-0072309

Address of New Owner:	Send Tax Bills to:	Tax Information
Tracey Pendergrass	Pinnacle National Bank	072-06-0-002.00
907 Maynor Avenue	150 3rd Avenue South, Suite 900	
Nashville, TN 37216	Nashville, TN 37201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pinpoint Properties, LLC,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Tracey Pendergrass, unmarried,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Maynor Place of record in Plat Book 843, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Pinpoint Properties, LLC by deed from Federal National Mortgage Association of record in Instrument Number 20110613-0045004, in the Register's Office for Davidson County, Tennessee, dated June 10, 2011. See also Appointment of Substitute Trustee in Instrument Number 20101202-00095769, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 907 Maynor Avenue, Nashville, TN 37216

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this the 14th day of September, 2011.

Pinpoint Properties, LLC

By: William L. Wood, III, Mgr.
William Wood
Its: Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Wood**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he is the Manager for **Pinpoint Properties, LLC** and who further acknowledged that he executed the within instrument for the purposes therein contained by signing his name as the Manager of **Pinpoint Properties, LLC.**

Witness my hand and official seal this the 14th day of September, 2011.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 6/9/2013

FILE NO: 2011091834