THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11111583**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $385,000.00. Deborah June Rankin Affiant Subscribed and sworn to before me, this 12th day of December, 2011. Notary Public My Commission Expires: 2/23/14

Davidson County DEEDWARR
Recvd: 12/13/11 13:21 3 pgs
Fees:18.00 Taxes:1424.50
20111213-0097043

STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

Address New Owner: Deborah June Rankin 5524 Cherrywood Drive Brentwood TN 37027	Send Tax Bills To: ~~New Owner~~ Pinnacle National Bank 150 3rd Ave S. Suite 900 Nashville, TN 37201	Tax Information: Tax Parcel ID No. 15912001700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MacArthur G. Vanosdale, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Deborah June Rankin, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 64, RESUBDIVISION OF LOTS 64 AND 65 OF SECTION 3, OAK HILL ESTATES, as shown on plat of record in Plat Book 6200, Page 105, 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 to MacArthur G. Vanosdale by Warranty Deed from Jerry R. Baldwin and wife, Robin M. Baldwin, recorded on the 3rd day of May, 2006 in Instrument No. 20060503-0050872, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS 64 AND 65 OF SECTION 3, OAK HILL ESTATES, as recorded in Plat Book 6200, Page(s) 105.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5010, Page 245.

This is improved property located at 5524 Cherrywood Drive Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of December, 2011.

MacArthur G. Vanosdale

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MacArthur G. Vanosdale, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of December, 2011.

Notary Public
My Commission Expires: _____



I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

Amy Cross Nance
State of Tennessee Notary Public
Williamson County