WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120003061 DEEDWARR
Recvd: 01/13/12 08:56 2 pgs
Fees:13.00 Taxes:1513.30
20120113-0003542

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JANUARY, 2012.

Notary Public

MY COMMISSION EXPIRES: 7-3-12

(AFFIX SEAL)

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aisling Fenelon	Pinnacle National Bank	144-07-0-011
(NAME)	(NAME)	
1145 Balbade Drive	150 3rd Ave South, Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN, 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, Gloria P. Olson, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aisling Fenelon, (an unmarried woman) HEREINAFTER CALLED THE GRANTEE, 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(s) 14, as shown on the map entitled Chickering Park Section III, of record as Plat Book 2663, pages 90 and 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HOWARD B. OLSON and wife, GLORIA P. OLSON, by deed from BALLBADE ESTATES, INC., of record as Book 3000, page 499, dated January 18, 1960, said Register's Office. The said Howard B. Olson having since died, leaving Gloria P. Olson as the surviving tenant by the entirety.

This conveyance is subject to: 2011 property taxes which are due and payable; all matters appearing on the map entitled Chickering Park Section III, of record as Plat Book 2663, pages 90 and 91, said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1145 Balbade Drive, Nashville, TN 37215

(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 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 10th day of January, 2012.

Gloria P. Olson

Gloria P. Olson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gloria P. Olson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Office, this 10th day of January, 2012.

Notary Public

My Commission Expires: 6/20/14

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.