WARRANTY DEED

EMILY C. MAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$355,000.00**

Patricia Knox Pilkerton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JANUARY, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Knox Pilkerton **Bryan Andrew Picklesimer**	**Pinnacle National Bank**	**103-16-80**
(NAME)	(NAME)	
3926 Kimpalong Avenue	**150 3rd Avenue South**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**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, WE, **James F. Pilkerton III and Dana Griscom (both of whom are married but not to each other)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patricia Knox Pilkerton, unmarried and Bryan Andrew Picklesimer, unmarried as tenants in common with right of survivorship**, 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. 26 on the plan of Kimpalong Place in Harding Road Section of record in Book 547, page 18 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James F. Pilkerton, III and Dana Griscom (both of whom are married but not to each other) as tenants in common without right of survivorship by deed from Patricia L. Taylor in her capacity as executrix under the Last Will and Testament of Ina W. Goldman, and as the only life tenant under said Will of the property (herein described) and Sue Lynn Robertson, Joann Staples and Eunice Williams as the sole devisees under said Will of the remainder interest of the property (hereinafter described) of record in Instrument No. 20041207-0145415 Register's Office for Davidson County, Tennessee dated December 2, 2004.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **3926 Kimpalong Avenue, Nashville, TN 37205**

(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 12 day of January, 2011.

BILL GARRETT, Davidson County
Trans:T20120003794 DEEDWARR
Recvd: 01/17/12 13:54 2 pgs
Fees:13.00 Taxes:1313.50

20120117-0004544

James F. Pilkerton III

Dana Griscom

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 **James F. Pilkerton III and Dana Griscom**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th DAY OF JANUARY, 2011.

Commission expires: 3.3.14

Notary Public

EMILY C. MAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2014