2 GSAM Book 44

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120005207 DEEDWARR
Recvd: 01/23/12 12:55 2 pgs
Fees:13.00 Taxes:436.60
20120123-0006192

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of January, 2012

Notary Public:

MY COMMISSION EXPIRES: 3-9-13
(AFFIX SEAL)

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Cheryl Lynn York	Avenue Bank	Parcel ID:
109 New Haven Ct.	3823 Cleghorn Ave.	108120B25000CO
Nashville, TN 37214	Nashville, TN 37215	

FOR AND IN 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

Michael Anthony Minatra and Pamela Yvonne Haskins, Heirs of the Estate of Ellie W. Minatra

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Cheryl Lynn York

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:

BEING Lot No. 45, on the Plan of Section Two, Harborview, Final Phase, of record in Plat Book 9700, Page 708, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ellie W. Minatra, a single person, by deed from Precision Homes, Inc. of record in Instrument 20010214-0014338, said Register's Office. The said Ellie W. Minatra died intestate on April 7, 2011, leaving as Sole Beneficiaries, the Grantors herein. See also Affidavit of Heirship of record in Instrument 20111020-0081615, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 10125, Page 494 and amended in Book 10344, Page 233; Book 10386, Page 334; Instrument 199912150303474; and Book 10316, Page 891, said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 708, said Register's Office; (3) Sewer & Drainage Easement of record in Book 5856, Pages 80 & 84; Book 5658, Page 984; and Book 5795, Page 181, Register's Office for said County; (4) Storm Water Detention Agreement of record in Book 10937, Page 376 and Book 7390, Page 270, Register's Office for said County; (5) PUD Boundary Plat of record in Book 6900, Page 577-581, Register's Office for said County.

The signature of Pamela Yvonne Haskins is signed by her duly appointed Attorney-in-Fact, Michael Anthony Minatra, pursuant to the Power of Attorney of record in Instrument 20120123-0006191, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 109 New Haven Ct:, Nashville, TN 37214

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 20th day of January, 2012.

Estate of Ellie W. Minatra

By: Michael Anthony Minatra, Heir

By: Pamela Yvonne Haskins, Heir
By: Michael Anthony Minatra,
Attorney-in-Fact

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 Michael Anthony Minatra, Heir of the Estate of Ellie W. Minatra with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is an Heir of the Estate of Ellie W. Minatra and as such Heir, he is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of January, 2012.

My Commission Expires: 11/7/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Michael Anthony Minatra with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Attorney-in-Fact for Pamela Yvonne Haskins, Heir of the Estate of Ellie W. Minatra, the within named bargainer, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of January, 2012.

My Commission Expires: 11/7/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.