BILL GARRETT, Davidson County
Trans:T20120006636 DEEDWARR
Recvd: 01/27/12 13:19 2 pgs
Fees:13.00 Taxes:810.30
20120127-0007874

Warranty Deed

J. BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE EXP. SEPT. 9, 2014 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $219,000.00. Affiant Subscribed and sworn to before me, this the 26th day of January, 2012. Notary Public My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Maria Andruschenko Jeffrey Thornhill	Fifth Third Mortgage Company	Map: 083-12
2445 Brittany Dr.	5001 Kingsley Dr., MD: 1MOCBQ	Parcel: 42
Nashville, TN 37206	Cincinnati, OH 45227	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PANTHEON DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARIA ANDRUSCHENKO AND JEFFREY THORNHILL, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 149 on the Plan of Eastland Acres, Section II, of record in Book 2331, page 7, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Pantheon Development, LLC, a Tennessee Limited Liability Company by deed from Marvin F. Cothan, Jr., unmarried of record in Instrument Number 20110701-0050438 Register's Office for Davidson County, Tennessee, dated June 29, 2011.

Being the same property conveyed to Marvin F. Cothan, Jr., by deed from Katherine J. Stevenson, unmarried of record in Book 11166, page 410, Register's Office for Davidson County, Tennessee, dated October 21, 1998.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2445 Brittany Dr., Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of January, 2012.

Pantheon Development, LLC

By: _____
Name: Jamie Reedy
Title: Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jamie Reedy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Pantheon Development, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 26th day of January, 2012.

_____
Notary Public

My Commission Expires: 9-9-2014

