WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/03/12 13:54 2 pgs
Fees:13.00 Taxes:296.00
20120203-0010110

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$80,000.00.**

Affiant

Subscribed and sworn to before me this **26th** day of **January, 2012**.

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Dawn K. Cassidy	Pinnacle National Bank	062020A18500CO
2877 Steamboat Drive	150 3rd Ave South, Suite 900	
Nashville, TN 37217	Nashville, TN 37201	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Anthony G. LeDonne, a single male**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Dawn K. Cassidy, unmarried** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 185 Resubdivision of River Trace Estates, Phase 1, Section II, as of record in Plat Book 6250, page 995, amended in Plat Book 6900, pages 158 and 159, corrected by Surveyor's Certificate of Correction of record in Book 7678, page 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Anthony G. LeDonne, a single male, by Warranty Deed from Rogers T. Martin, Jr., unmarried dated 3/18/05 of record in Instrument Number 20050330-0034727, Register's Office for Davidson, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2012 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 062020A18500CO.
- Subject to all matters as shown on the Plan of record in Plat Book 6250, page 995; amendment in Book 6900, page 158-159; and correction in Book 7678, page 67, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6851, page 370 and Book 6982, page 747, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2877 Steamboat Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 26, 2012.

Anthony G. LeDonne by Darin Cunningham as Atty in fact

Anthony G. LeDonne by
Darin Cunningham as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Darin Cunningham, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Anthony G. LeDonne, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Anthony G. LeDonne, the bargainor(s), by the said Darin Cunningham, as Attorney-in-Fact. - POA Recorded simultaneously herewith.

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

_____ My Commission Expires: 1-6-14

NOTARY PUBLIC

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document 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 TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY