BILL GARRETT, Davidson County
Trans:T20120011979 DEEDWARR
Recvd: 02/17/12 11:24 2 pgs
Fees:13.00 Taxes:1221.00
20120217-0014116

1

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01287-6506

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of February, 2012.

Notary Public

My commission expires: 5-17-15

DOROTHY E. WELCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

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:
Robert B. Bauchiero Lara Fray Bauchiero	Same	Map: 083-10
1601 Gartland Ave.		Parcel: 147.00
Nashville, TN 37206		

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, **PINPOINT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT B. BAUCHIERO AND LARA FRAY BAUCHIERO, HUSBAND AND WIFE**, 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 parts of Lots Nos. 24 and 25 on the Map of W. R. Cornelius' Subdivision, as of record in Book 57, Page 124, Registers Office for Davidson County, Tennessee, and also being known as Lot No. 8 on the map of the Re-subdivision of part of Lot No. 81 of the Lockeland, or Chadwell Home Place and parts of Lots 24 and 25 of W.R. Cornelius' Subdivision by Floyd Adkisson, and described as follows:

Beginning at a point in the north margin of Gartland Avenue, 386.1 feet (erroneously cited as 186.1 feet in prior deeds) west of the westerly margin of North 17th Street at the corner of Lots Nos. 7 and 8; thence with the line between said lots, northerly 136 feet, more or less, to the south margin of an alley; thence with the margin of said alley, westerly 54.9 feet; thence southerly 136 feet, more or less, to the north margin of Gartland Avenue; thence with the margin of the same easterly 55 feet to the beginning.

Being the same property conveyed to PinPoint Properties, LLC, A Tennessee Limited Liability Company by deed from Woodland Street Partners, LLC, A Tennessee Limited Liability Company of record in Instrument 201109140071343, Register's Office for Davidson County, Tennessee, dated September 8, 2011.

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 1601 Gartland Ave., 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 14th day of February, 2012.

PinPoint Properties, LLC

By: William Wood Mgr.
Name: William Wood
Title: Authorized Member/Manager

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 William Wood, 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/Manager of PinPoint Properties, 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 14th day of February, 2012.

J. Brandon Miller
Notary Public

My Commission Expires: 9-9-2014

