WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Kristen Beth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2012.

S.T.M.
Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON ST.
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pantheon Development Partners, LLC	Pantheon Development Partners, LLC	08310015200
(NAME)	(NAME)	
1389 Moonlight Trail	1389 Moonlight Trail	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120018463 DEEDWARR
Recvd: 03/13/12 16:07 2 pgs
Fees:13.00 Taxes:407.00
20120313-0021724

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Aubrey Hiam and Denise Hiam, Husband and Wife *, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PANTHEON DEVELOPMENT PARTNERS, LLC, A TENNESSEE LLC * HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to wit:

Being the North 50 feet of the South 100 feet of Lots Numbers 19 and 20 and the North 50 feet of the South 100 feet of the West 38 feet of Lot Number 18 on the plan of W.R. Cornelius, Jr., Subdivision, of record in Book 57, Page 124, Register's Office for Davidson County, Tennessee.

Said part of said lots fronts 50 feet on the easterly side of North 16th Street and runs back parallel lines 150 feet to a private alley.

Being the same property conveyed on February 20, 2012 by Trustee's Deed to Aubrey Hiam from Wilson & Associates, PLLC, Successor Trustee, of record in Instrument No. 20120229-0017418, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO THE PLAN OF W.R. CORNELIUS, JR. SUBDIVISION, OF RECORD IN BOOK 57, PAGE 124, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH SHOWS AN OWNER'S CERTIFICATE, CERTAIN NOTES, EASEMENTS, AND MINIMUM BUILDING SETBACK LINES, IF ANY, AS MAY BE SET FORTH THEREON; SUBJECT TO ANY OTHER RESTRICTIONS, EASEMENTS, AND PLANNING DOCUMENTS OF RECORD.

*Denise Hiam, spouse of Aubrey Hiam, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

unimproved ☐

This is improved ☑ property, known as 209 N 16th Street, Nashville, TN 37206
(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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 12th day of March, 2012.

Aubrey Hiam

Denise Hiam

STATE OF TENNESSEE

COUNTY OF Davidson

On this 12th day of March, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Aubrey Hiam and Denise Hiam***, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

***husband and wife**

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3-3-2014

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115