WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/27/12 11:55 2 pgs
Fees:13.00 Taxes:330.41
20120327-0025956

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$89,300.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23RD DAY OF **MARCH 2012,**

Notary Public

MY COMMISSION EXPIRES: MAR 0 8 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

LRCS Logue Realty Closing Services, Inc.
215 2nd Ave North, Suite 200
Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHONDA M. HOWSE	PINNACLE NATIONAL BANK	069-04-0-165
(NAME)	(NAME)	
113 BOYCE COURT	150 3rd Ave South, Suite 900	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37218	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JUNELLE WILSON,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHONDA M. HOWSE, A SINGLE PERSON** HEREINAFTER CALLED THE GRANTEE(S), 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(s) 92, as shown on the map entitled Haynes Park Subdivision, Section 2, of record as Plat Book 4460, page 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 92 fronts 64.60 feet on the westerly side of Royce Court and runs back between lines, 134.80 feet on the northerly side and 137.82 feet on the southerly side to a line at the rear on which it measures 93 feet thereon.

Being the same property conveyed to JUNELLE WILSON, by deed from EDITH J. ROBINSON, of record as Instrument No. 20000628-0064229, dated June 26, 2000, said Register's Office.

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 my/our hand(s) this 23RD day of March, 2012.

JUNELLE WILSON

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 **JUNELLE WILSON**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this 23RD day of March, 2012

My Commission Expires: MAR 0 8 2016

Notary Public

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Please return to

LRCS
Logue Realty Closing Services, Inc.
215 2nd Ave North, Suite 200
Nashville, TN 37201

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Certificate of Authenticity

I, Jennifer C. Cole 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 TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 0 8 2016