Warranty Deed

BILL GARRETT, Davidson County
Trans:T20120027915 DEEDWARR
Recvd: 04/17/12 14:50 2 pgs
Fees:13.00 Taxes:900.11
20120417-0032827

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $243,273.00.

Affiant

Subscribed and sworn to before me, this the 12th day of April, 2012.

Notary Public

My commission expires: 01/07/2013

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:
John W. Johnson III	Pinnacle National Bank	
1016 Delmas Ave.	150 3rd Ave. So. Ste.900	72-09-244
Nashville, TN 37216	Nashville, TN 37201	

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 **JOHN W. JOHNSON III, A SINGLE MAN**, 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 the westerly 50 feet of Lot No. 40 on the Plan of East Hill Addition of record in Plat Book 332, Page 33, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 40 fronts 50 feet on the southerly side of Delmas Avenue and runs back between parallel lines 191 feet to a dead line.

Being the same property conveyed to Pantheon Development, LLC by Warranty Deed from Richard Donald Moreland, a married man of record as Instrument No. 20110829-0066714, in the Register's Office for Davidson County, Tennessee, dated August 25, 2011.

Being the same property conveyed to Kathryne Moreland and husband, Richard Donald Moreland, by Quitclaim Deed from Kathryne Corlew Vandivort of record as Instrument No. 20050125-0008986, in the Register's Office for Davidson County, Tennessee, dated November 14, 2005. Said Kathryne Moreland having since died.

Being the same property previously conveyed to James V. Vandivort and wife, Kathryne J. Vandivort by Warranty Deed from Robert W. Parkhurst and Edd R. Turner, III, recorded in Book 5201, page 695, in the Register's Office for Davidson County, Tennessee, dated September 21, 1977. Said property divested from James Virgil Vandivort and into Kathryne Corlew Vandivort by Final Decree recorded in Book 5488, page 802, in the Register's Office for Davidson County, Tennessee, dated March 23, 1979.

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 1016 Delmas Ave., Nashville, TN 37216.

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 12th day of April, 2012.

Pantheon Development, LLC, a Tennessee Limited Liability Company

By: _____
Name: Jonathan Jones
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 Jonathan Jones, 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 12th day of April, 2012.

_____
Notary Public

My Commission Expires: 9-9-2014

