BILL GARRETT, Davidson County
Trans:T20120030129 DEEDWARR
Recvd: 04/25/12 09:38 2 pgs
Fees:13.00 Taxes:643.80
20120425-0035288

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $174,000.00.

Affiant

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

Notary Public

My commission expires: 5/4/15

JANIS L. ADAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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:
Michael Bunch Jill Townsend	First Bank	
3919 Baxter Ave.	101 WestChurch St.	061-15-29.00
Nashville, TN 37216	Lexington, TN 38351	

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 **MICHAEL BUNCH, AN UNMARRIED MAN AND JILL TOWNSEND, AN UNMARRIED WOMAN**, 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 Northerly 50 feet of Lot Number 50 on the Map of the Subdivision of Maplewood Home Tract, of record in Book 421, page 174, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said part of said lot fronts 50 feet on the westerly side of Baxter Street and runs back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Pinpoint Properties, LLC by deed from Phillip Baumgart of record in Instrument 201108190064291, Register's Office for Davidson County, Tennessee, dated August 15, 2011. And being the same property conveyed to Phillip Baumgart, unmarried by Cash Deed from The Secretary of Housing and Urban Development of Washington, DC of record in Instrument 201108190064290, Register's Office for Davidson County, Tennessee, dated August 15, 2011. And being the same property conveyed to The Secretary of Housing and Urban Development, Washington, DC by Substitute Trustee's Deed from Ashley M. Jones, Authorized Agent, Shapiro & Kirsch, LLP of record in Instrument 201106130045100, Register's Office for Davidson County, Tennessee, acknowledged March 22, 2011. And further, being the same property conveyed to Debra B. Chavez, married by deed from Eula T. Pulley, unmarried of record in Instrument 200011020108820, Register's Office for Davidson County, Tennessee, dated October 31, 2000.

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 3919 Baxter 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.

PinPoint Properties, LLC, a Tennessee Limited Liability Company

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 12th day of April, 2012.

J. Brandon Miller
Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY