RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30651
(Davidson County File Box 9-B)

BILL GARRETT, Davidson County
Trans: T20120045045 DEEDWARR
Recvd: 06/19/12 08:55 2 pgs
Fees: 13.00 Taxes: 810.30
20120619-0053482

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $219,000.00

Affiant

Subscribed and sworn to before me, this 15th day of June, 2012.

Notary Public

My commission expires:

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

My Commission Expires FEB. 19, 2013

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Abigail L. Totty **Benjamin T. House**	New Owner / Pinnacle National Bank	**MAP/PARCEL 155-08-0-C-084.00CO**
7221 Poplar Creek Trace	150 3rd Avenue S., Ste. 900 Nashville, TN 37201	
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Cinnamon Friedland, formerly known as Cinnamon R. Roberts, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Abigail L. Totty, unmarried, and Benjamin T. House, unmarried; joint tenants with rights of surviorship

HEREINAFTER CALLED THE GRANTEES, 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 No. 84 on the Plan of Poplar Creek Estates, Phase II, of record in Book 6900, Pages 339 through 347, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cinnamon R. Roberts by Warranty Deed from Pamela L. Fanning of record in Book 11031, Page 363, Dated July 17, 1998, Registers Office for Davidson County, Tennessee. Cinnamon R. Roberts having since married and changed her name to Cinnamon Friedland .

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 6900, Page 339 through Page 347, Book 7900, Page 888 and Book 7900, Page 889, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 9472, Page 824, Register's Office for DAVIDSON County, Tennessee.
Sewer Line Easement of record in Book 6613, Page 533, Register's Office for DAVIDSON County, Tennessee.
Deed to Homeowners Association of record in Instrument No. 20000124-0007575 and Instrument No. 2011017-0113305, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detentioin Agreement of record in Book 6613, Page 705, Book 7099, Page 299, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements
Subject to lien for special assessment contained in DCCR's / Master Deed
Subject to HOA dues - if any
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 7221 Poplar Creek Trace, Nashville, TN 37221.

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 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 15th day of June, 2012.

Cinnamon Friedland, formerly known as Cinnamon R. Roberts
By: Tice Feldman, Attorney-in-Fact

Cinnamon Friedland, formerly known as Cinnamon R. Roberts
By: Tice Feldman, Attorney-in-Fact

*Scott Friedland, spouse of Cinnamon Friedland, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Scott Friedland
By: Tice Feldman, Attorney-in-Fact

Scott Friedland
By: Tice Feldman, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Tice Feldman** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Cinnamon Friedland, formerly known as Cinnamon R. Roberts and husband, Scott Friedland for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Cinnamon Friedland, formerly known as Cinnamon R. Roberts and husband, Scott Friedland and is authorized by Cinnamon Friedland, formerly known as Cinnamon R. Roberts and husband, Scott Friedland to execute this instrument on his/her behalf.

Witness my hand, at office, this 15th day of June, 2012.

Notary Public

My Commission Expires: 9/23/13

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **120463CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027