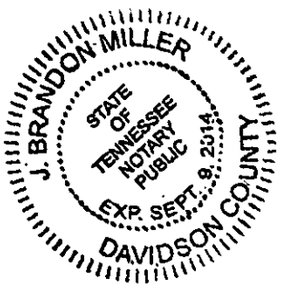
BILL GARRETT, Davidson County
Trans:T20120069411 DEEDWARR
Recvd: 09/14/12 14:42 2 pgs
Fees:13.00 Taxes:1406.00

20120914-0083751

# Warranty Deed




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of September, 2012.

Notary Public

My commission expires: 9-9-2014

**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: |
|---|---|---|
| Keith D. Whitaker<br>Mandy L. Whitaker | Mortgage Investors Group | |
| 316 South 11th St. | 8320 E. Walker Springs Lane, Ste. 200 | 083-13-085.00 |
| Nashville, TN 37206 | Knoxville, TN 37923 | |

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 PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEITH D. WHITAKER AND MANDY L. WHITAKER, HUSBAND AND WIFE**, 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 Lot No. 11 on the Map of Hanner's Subdivision in East Nashville, as of record in Plan Book 2, Page 43, Chancery Court at Nashville.

Said Lot No. 11 fronts 50 feet on the westerly side of South 11th Street, formerly Smith Avenue, and runs back between parallel lines 202 feet, more or less, to an alley.

Being the same property conveyed to Richard Joseph Honsinger by Deed from Sue C. Lawhorn Burgett and husband, Calvin Burgett of record in Book 10133, Page 397, Register's Office for Davidson County, Tennessee, dated July 24, 1996.

Being the same property conveyed to Scotty Mike Griggs by Deed from Richard Joseph Honsinger, unmarried of record in Instrument No. 20111006-0077464, Register's Office for Davidson County, Tennessee, dated September 15, 2011.

Being the same property conveyed to Pantheon Development, LLC by Deed from Scotty Mike Griggs, unmarried of record in Instrument No. 20111213-0096929, Register's Office for Davidson County, Tennessee, dated December 9, 2011.

Being the same property conveyed to Pantheon Development Partners, LLC by Deed from Pantheon Development, LLC of record in Instrument No. 20120229-0017705, Register's Office for Davidson County, Tennessee, dated February 27, 2012.

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 316 South 11th St., Nashville, TN 37206.

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 14th day of September, 2012.

**Pantheon Development Partners, 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 Partners, 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 14th day of September, 2012.

J. Brandon Miller
Notary Public

My Commission Expires: 9-9-2014

