BILL GARRETT, Davidson County
Trans:T20120078519 DEEDWARR
Recvd: 10/16/12 10:54 2 pgs
Fees:13.00 Taxes:1350.50
20121016-0094715

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Ste 201
Nashville, TN 37205

#12-09-14302
#26b

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL NOS |
|---|---|---|
| PinPoint Properties, LLC<br>1113 Murfreesboro Road<br>Ste 106 # 336<br>FRANKLIN, TN 37064-1307 | NEW OWNER | Map: 117-12-<br>Parcel: 064.00 |

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Susan Minzak, a single person,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **PinPoint Properties, LLC, a Tennessee limited liability company,** (The "Grantee"), its successors, and assigns, a certain tracts or parcels of land in DAVIDSON County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lots 3 and 4, GALECREST NO. II, BLOCK "C", as shown on plat of record in Plat Book 974, Page 20, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Susan Minzak by special warranty deed from The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for CWABS, Inc., Asset-Backed Certificates, Series 2006-9 recorded in Instrument No. 20121016-0094715, in the Register's Office for Davidson County, Tennessee.

This is not the personal, primary or marital residence of Grantor, spouse, if married or any dependents.

This conveyance is subject to the following:

1. Taxes for the year 2013 and subsequent years.
2. Any and all matters appearing on the Plan of record in Plat Book 974, page 20, said Register's Office.

This is improved real properties commonly known as: **1494 Woodmont Blvd, Nashville, TN 37215**

(STATE OF TENNESSEE )
(COUNTY OF DAVIDSON) )
( )
(The actual consideration or value, whichever is greater )
(for this transfer is $365,000.00 )
( )

Affiant

Notary Public

My commission expires: 1-24-15

VICKY W. MCMILLEN STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 11th day of October, 2012.

Susan Minzak

Susan Minzak

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)

Before me, the undersigned of the state and county mentioned, personally appeared SUSAN MINZAK. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that SHE execute the foregoing instrument.

Witness my hand and seal, at office in Nashville, Tennessee on the 11th day of October, 2012.

Notary Public

My commission expires: 1-24-15

VICKY W. MCMILLEN STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY