WARRANTY DEED

R-VRES-12-1311

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF November, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Quenton K. Gattis	Pinnacle National Bank	
1311 McAlpine Avenue (ADDRESS)	(NAME) 150 3rd Ave. South, Ste. 900 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	061-16-0-101.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we AMANDA CLARK LAWRENCE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto QUENTON K. GATTIS, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTH PART OF THE OF THE WEST PART OF LOT NO. 45 ON THE PLAN OF KENNEDY & GRAVES SUBDIVISION OF BLOCKS C & D MONTE VISTA OF RECORD IN PLAT BOOK 843, PAGE 14, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID PART OF SAID LOT RUNS 54.0 FEET IN THE CENTER LINE OF MCALPINE AVENUE, 288.5 FEET, MORE OR LESS, ON THE WEST LINE OF AND 289.6 FEET, MORE OR LESS, ON THE EAST LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 79.2 FEET.

BEING THE SAME PROPERTY CONVEYED TO AMANDA L. CLARK, A SINGLE PERSON BY DEED FROM SHELIA J. PUGH, A SINGLE PERSON AND DANNY KEITH ELLIS, A SINGLE PERSON OF RECORD AT INSTRUMENT NO. 20050818-0098490, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 12, 2005 AND RECORDED ON AUGUST 18, 2005. AMANDA L. CLARK, HAVING SINCE MARRIED IS NOW KNOWN AS AMANDA CLARK LAWRENCE. HER SPOUSE, SIMON LAWRENCE JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL RIGHTS IN AND TO SAID PROPERY.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 843, PAGE 14, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 1311 McAlpine Avenue, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20120092222 DEEDWARR
Recvd: 12/04/12 08:23 2 pgs
Fees:13.00 Taxes:747.40
20121204-0111104

Witness my/our hand(s) this 30th day of November, 2012.

Amanda Clark Lawrence

Simon Lawrence by Amanda Clark Lawrence, his Attorney in Fact

Simon Lawrence by Amanda Clark Lawrence, his Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amanda Clark Lawrence, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of November, 2012.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of November, 2012, before me personally appeared Amanda Clark Lawrence to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Simon Lawrence and who acknowledged he/she/they executed the same as the free act and deed of the said Simon Lawrence.

Witness my hand and official seal, this the 30th day of November, 2012.

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903