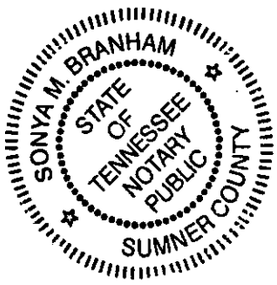
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,999.00

Teresa Glass
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2013.

Sonya M Branham
Notary Public

MY COMMISSION EXPIRES: 9-21-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shirley E. Majors	SAME	15002000200
(NAME)	(NAME)	
2944 Cherry Hills Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20130328

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Property Acquisitions, Inc.**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Shirley E. Majors, a single person**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 24 on the Plan of Section One, Percy Priest Meadows, of record in Plat Book 4675, page 110, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Property Acquisitions, Inc. by Warranty Deed from Patrick Miranda, dated October 12, 2012 and filed of record in Instrument 20121017-0095297, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 4815, page 647, Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 2944 Cherry Hills Drive, Antioch, TN 37013

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans: T20130021633 DEEDWARR
Recvd: 03/18/13 09:16 2 pgs
Fees: 13.00 Taxes: 555.00

20130318-0026269

Witness my hand this 15th day of March, 2013.

Property Acquisitions, Inc.

By: Kristina M. Baker, Secretary

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Kristina M. Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Secretary of Property Acquisitions, Inc., the within named bargainor, a Corporation, and that as such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Secretary.

Witness my hand and official seal this 15th day of March, 2013.

Commission expires: 9-21-15

Notary Public

SONYA M. BRANHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY