BILL GARRETT, Davidson County
Trans:T20130053011 DEEDWARR
Recvd: 06/24/13 09:01 2 pgs
Fees:13.00 Taxes:636.40

20130624-0064199

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 2013.

Notary Public
MY COMMISSION EXPIRES: 4/6/2014
File No. G13-6753D

DESTA A. GEZAHAY
Notary Public
Prince George's County
Maryland
My Commission Expires Apr 6, 2014

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Corey D. Childs, a married man (NAME)	First State Mortgage (NAME)	33-14-51
203 Cunniff Pkwy (STREET ADDRESS)	480 Oil Well Rd. Second Floor (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Jackson, TN 38305 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Noah Howard Pomeranz and Amy Pomeranz, husband and wife, and Connie M. Lambert, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Corey D. Childs, a married man,** 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. 12 on the plan of PLEASANT HILL, as shown by plat of record in Plat Book 2900, Page 69, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Noah Howard Pomeranz and Amy Pomeranz, husband and wife, and Connie M. Lambert, unmarried, and Emil F. Rutkowski, unmarried from Noah Howard Pomeranz and wife, Amy Pomeranz and Connie M. Lambert, by Quit Claim Deed dated April 23, 2009, as Instrument No. 200904300039381, in the Register's Office for Davidson County, Tennessee. Emil F. Rutkowski having since died intestate on January 28, 2012 leaving his 25% interest in subject property vested in Amy Pomeranz as his only heir at law. See also Affidavit of Heirship of record in Instrument No. 20130624-0064197 and Instrument No. 20130624-0064198, said Register's Office.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 3029, page 49, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2900, page 69, Register's Office for Davidson County, Tennessee.

3. Electrical Permit as recorded in Book 7482, page 816, Register's Office for Davidson County, Tennessee.

4. Easement for Sanitary Sewers and/or Storm Drainage as recorded in Book 7796, page 517, Register's Office for Davidson County, Tennessee.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 203 Cunniff Pkwy, Goodlettsville, TN 37072.

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, their heirs and assigns, forever, and we do covenant with 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. Whenever 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 17th day of June, 2013.

Noah Howard Pomeranz — June 17, 2013 Date

Amy Pomeranz — June 17, 2013 Date

Connie M. Lambert — June 17, 2013 Date

STATE OF Maryland

COUNTY OF Prince George's }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Noah Howard Pomeranz and Amy Pomeranz, husband and wife, and Connie M. Lambert, unmarried, the bargainor(s), 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 17th day of June, 2013.

My Commission Expires: 4/6/2014

Notary Public

DESTA A. GEZAHAY
Notary Public
Prince George's County
Maryland
My Commission Expires Apr 6, 2014

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066