WHEN RECORDED RETURN TO:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

13-4670

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130065137 DEEDWARR
Recvd: 07/30/13 14:58 2 pgs
Fees:13.00 Taxes:1406.00
20130730-0079383

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $380,000.00.

Affiant

Subscribed and sworn to before me this 26th day of July, 2013.

Notary Public
My Commission expires: 6-1-2015
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Stefan Pinson	Sumner Bank and Trust	091-16-0-352.00
4006 Dakota Avenue	780 Browns Lane	
Nashville, TN 37209	Gallatin, Tn 37066	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **L & H Building Group, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Stefan Pinson and Jessica Pinson, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 45 on the the Map of the Subdivision of the land of P.S. Stump, deceased, as shown on plat of record in Plan Book 2, pages 74 and 78, Chancery Court in Nashville, to which plat reference is hereby made for a more particular description.

Said Lot 45 fronts 49 feet on the northerly side of Dakota Avenue, formerly 4th Avenue, and runs back between parallel lines 150 feet to an alley

Being the same property conveyed to L&H Building Group, from Martha F. Wilson, by deed on September 7, 2012, of record in Instrument Number 20120913-0083094, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2, page 74 and 78, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4006 Dakota Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS our hands this July 26, 2013.

L & H Building Group, LLC

By Jonathan Helm, Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 26th day of July 2013, before me, appeared Jonathan Helm, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Managing Member of L&H Building Group, LLC, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Jonathan Helm acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY