BILL GARRETT, Davidson County
Trans:T20140011226 DEEDWARR
Recvd: 02/18/14 11:06 2 pgs
Fees:13.00 Taxes:499.50
20140218-0013699

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$135,000.00**.

Affiant

Subscribed and sworn to before me, this the 14th day of February, 2014.

Notary Public

My commission expires: 11-28-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jennifer Vaudrey	**Pinnacle Bank**	**025-04-0-038.00**
220 West Cedar Street	**150 3rd Avenue South, Suite 900**	
Goodlettsville, TN 37072	**Nashville, TN 37201**	

FOR AND IN 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, WE,

QUARTERHORSE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JENNIFER VAUDREY, AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTEE, HER 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. 6, on the Plan of W.C. Moncrief Subdivision of the Mathes Subdivision at Goodlettsville, not of record, and described according to a survey made by J.R. Scott Surveyor, October 24, 1944, as follows:

Beginning at a point in the Southerly margin of Cedar Street at the corner of Lots No. 5 and 6 on said plan; thence with the lines between said lots, Southerly 150 feet to a point; thence South 72 deg. East 75 feet to the corner of Lots No. 6 and 7 on said plan; thence with the line between said lots, Northerly 150 feet to a point in the Southerly margin of Cedar Street; thence with the margin of the same, North 72 deg. West 75 feet to the beginning.

Being the same property conveyed to CHAD RAY, A MARRIED MAN, by deed from REBECCA E. SCHETTLER, of record as Instrument No. 20091208-0112177, dated December 7, 2009, said Register's Office. Then being further conveyed to QUARTERHORSE CONSTRUCTION, LLC, by Quitclaim Deed from CHAD RAY, A MARRIED MAN, of record as Instrument No. 20120517-0042787, dated May 15, 2012, said Register's Office.

Grantors certify that this property is not the usual place of residence of the Grantors, the Grantors' spouse, or the Grantors' dependent(s).

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **220 West Cedar Street, 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 Grantee, her heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of

said land in fee simple, have a good right to convey it and the same in 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, her 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.

Witness my/our hand(s) this 14th day of February, 2014.

Quarterhorse Construction, LLC, a Tennessee limited liability company

By: _____
Chad M. Ray, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Chad M. Ray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Chief Manager of Quarterhorse Construction, LLC, a Tennessee limited liability company, the within named bargainor, a corporation, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Chad M. Ray as Chief Manager.

Witness my hand, at office, this **14th** day of **February, 2014.**

Hillary Torrence
Notary Public

My Commission Expires: 11-28-16