Davidson County	DEEDWARR
Recvd: 08/29/14 13:40	2 pgs
Fees:13.00 Taxes:884.30	

20140829-0079243

WARRANTY DEED

BR14-1115

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

Affiant

Subscribed and sworn to before me this 22nd DAY OF August, 2014.

Notary Public

MY COMMISSION EXPIRES: May 5, 2015
(AFFIX SEAL)

SELINA HARRIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON, TENN.

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Hochhalter	New Owner (NAME)	
1115 Sunnymeade Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	061-15-154.00

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 BRADLEY T. PINSON,* hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANIEL HOCHHALTER AND CRYSTAL HOCHHALTER, HUSBAND AND WIFE, 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:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 30 of Block "B", on the Plan of the Resubdivision of Sunnymeade, Unit No. 1 and the Subdivision of Sunnymeade, Unit No. 2, of record in Plat Book 974, Pages 56 and 57, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bradley T. Pinson by Warranty Deed from Jeffrey L. McKay, unmarried, of record in Instrument No. 20060202-0012912, Register's Office for Davidson County, Tennessee, dated January 27, 2006 and recorded on February 2, 2006.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 974, Pages 56 and 57, Book 4774, Page 964; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1115 Sunnymeade Drive, 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.

Witness my/our hand(s) this 22nd day of August, 2014.

Bradley T. Pinson

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of August, 2014, before me personally appeared Bradley T. Pinson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of August, 2014.

Notary Public

My Commission Expires: 10.11.17

(SEAL)

LAURA D. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017