BILL GARRETT, Davidson County
Trans:T20140079488 DEEDWARR
Recvd: 10/22/14 09:08 2 pgs
Fees:13.00 Taxes:296.00
20141022-0097270



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 80,000.00

THU L TRIEU
Affiant

Subscribed and sworn to before me, this 16th day of October, 2014.

Notary Public

My commission expires: 3-01-16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
120 DUNBAR CAVE RD., STE. A
CLARKSVILLE, TN 37043

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
THU L. TRIEU	NEW OWNER TLT ~~**PINNACLE BANK**~~	**14803005200**
1523 ANTIOCH PIKE	~~**150 THIRD AVE SOUTH, STE 900**~~	
ANTIOCH, TN 37013	~~**NASHVILLE, TN 37201**~~	

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 HEREBY ACKNOWLEDGE, WE,

DANNY W. PIRTLE an wife, GWENDOLYN D. FRAZIER PIRTLE

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

THU L. TRIEU, AN UNMARRIED PERSON

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. 312 ON THE PLAN OF SECTION 3, CHEROKEE HILLS, OF RECORD IN BOOK 3500, PAGE 75, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 312 FRONTS 75.0 FEET ON THE SOUTHWESTERLY MARGIN OF ANTIOCH PIKE AND EXTENDS BACK 160.0 FEET ON THE SOUTHEASTERLY LINE AND 160.0 FEET ON THE NORTHWESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 74.5 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO DANNY W. PIRTLE AN WIFE, GWENDOLYN D. FRAZIER PIRTLE, BY WARRANTY DEED FROM TERESA ANN WITHERINGTON, A MARRIED PERSON, DATED 07/11/2006 AND RECORDED ON 07/18/2006 IN INSTRUMENT NUMBER 20060718-0086623, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (_____) property known as 1523 ANTIOCH PIKE, ANTIOCH, TN 37013.

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 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 GRANTEES, 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 16th day of October, 2014.

DANNY W. PIRTLE

GWENDOLYN D. FRAZIER PIRTLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, DANNY W. PIRTLE and GWENDOLYN D. FRAZIER PIRTLE, the within named Grantor(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, at office, this 16th day of October, 2014.

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY