Davidson County	DEEDWARR
Recvd: 12/15/14 14:09	2 pgs
Fees:13.00 Taxes:592.00	
20141215-0114523	

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

Subscribed and sworn to before me, this 12th **day of December, 2014.**

Notary Public
My commission expires:

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

03-1412-38301

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Rachel Howard ~~Caudill~~ ~~R~~	~~New Owner~~ Pinnacle Bank	108-08-0-274.00
740 Sandburg Place	150 3rd Ave S. # 900	
Nashville TN 37214	Nashville, TN 37201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nicole D. Gheorghe, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Rachel Howard, unmarried**, hereinafter called the Grantees, their successors 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. 48, on the Plan of Section Three, Reelfoot, of record in Book 6250, Pages 167 and 168, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The Secretary of Veterans Affairs, an Officer of the United States of America by deed from William F. Kelly, dated May 23, 2012, recorded October 30, 2012, of record in Instrument No. 20121030-0099243, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to First Horizon Home Loans, a Division of First Tennessee Bank by Quitclaim Deed from The Secretary of Veterans Affairs, an Officer of the United States of America, dated May 23, 2012, recorded February 3, 2014, of record in Instrument No. 20140203-0009179, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Nicole D. Gheorghe by Special Warranty Deed from First Horizon Home Loans, a Division of First Tennessee Bank, dated September 3, 2014, recorded September 10, 2014, of record in Instrument No. 20140910-0082763, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 740 Sandburg Place, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 12th day of December, 2014.

Nicole D. Gheorghe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nicole D. Gheorghe and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 12th day of December, 2014.

State of Tennessee at Large

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission expires: 3/4/15

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