WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 202,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2015

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2017

BILL GARRETT, Davidson County
Trans:T20150034325 DEEDWARR
Recvd: 05/05/15 10:19 2 pgs
Fees:13.00 Taxes:747.40
20150505-0040657

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Shante J. Guy	Alliance Financial Resource	Parcel ID:
2024 Leatherbury Court	5410 East High St, Ste. 200	150120A02900CO
Antioch, TN 37013	Phoenix, AZ 85054	

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 acknowledged, we

Pinnacle National Bank, Successor Trustee of the Nicolei Horton Trust

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Shante J. Guy

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. 704 on the Plan of Somerset, Phase IV, a Planned Unit Development, of record in Book 7900, Pages 978 and 979, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description of said property.

BEING the same property conveyed to Pinnacle National Bank by Quitclaim Deed from Cumberland Trust and Investment Company, Trustee of the Nicolei Horton Trust, of record in Instrument 20081125-0115610, dated October 14, 2008, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7402, Page 980 amended in Book 7404, Page 295; Book 7619, Page 647; Book 7657, Page 583; Book 7657, Page 923; Book 8708, Page 630; Book 9696, Page 654; Instrument 20060405-0039162; Book 7619, Page 679 amended in Book 9509, Page 363 and Book 9647, Page 472, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 7900, Page 978 and 979, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2024 Leatherbury Court, 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 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 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 30th day of April, 2015.

Pinnacle National Bank, Successor Trustee
of the Nicolei Horton Trust

BY: _____ SVP
Scott Lindsey, Sr. Vice President and
Trust Officer of Pinnacle National Bank

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Scott Lindsey with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Senior Vice President & Trust Officer of Pinnacle National Bank respectively of the Pinnacle National Bank, Successor Trustee of the Nicolei Horton Trust the within named bargainer, and that he/she as such Senior Vice President & Trust Officer of Pinnacle National Bank being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the said Scott Lindsey as such Senior Vice President and Trust Officer of Pinnacle National Bank.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2015.

My Commission Expires: 8/5/15

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.