WARRANTY DEED

File #15270

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-16-2016

BILL GARRETT, Davidson County
Trans: T20150064490 DEEDWARR
Recvd: 08/04/15 15:09 2 pgs
Fees: 13.00 Taxes: 1609.50
20150804-0077412

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clayton Taylor Cook	Pinnacle Bank	-07204044300
(NAME)	(NAME)	
1805 McGavock Pike	150 3rd Avenue S. Ste 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Pantheon Development, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clayton Taylor Cook, an unmarried man** HEREINAFTER CALLED THE GRANTEE, HIS 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. 3 on the Plan of Resubdivision/Partition, Lots 15 & 16, A Resubdivision of Country Club Estates, of record in Instrument No. 20131021-0109643, 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 a portion of the same property conveyed to Pantheon Development Partners, LLC, a Tennessee Limited Liability Company by Warranty Deed from Cornelia H. Knight, unmarried, of record in Instrument No. 20120924-0086668, Register's Office for Davidson County, Tennessee, dated September 21, 2012 and recorded on September 24, 2012.

Being the same property conveyed to Pantheon Development, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Pantheon Development Partners, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20131107-0115784, Register's Office for Davidson County, Tennessee, dated November 6, 2013 and recorded on November 7, 2013.

Being also known as 1805 McGavock Pike, Nashville, TN 37216

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1805 McGavock Pike, Nashville, TN 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 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 27th day of July, 2015.

Pantheon Development, LLC, a Tennessee Limited Liability Company

BY: Ryan Meadows

Ryan Meadows, Member

STATE OF Tennessee

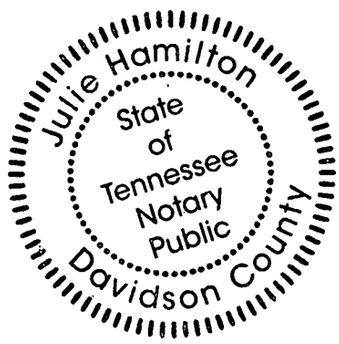
COUNTY OF Davidson

On this the 27th day of July, 2015, before me, appeared Ryan Meadows,, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he/she is the member of Pantheon Development, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said Pantheon Development, LLC, a Tennessee Limited Liability Company, and said officer acknowledged said instrument to be the free act of deed of said Pantheon Development, LLC, a Tennessee Limited Liability Company.

WITNESS my hand and seal, this the 27th day of July, 2015.

Notary Public: _____

My commission expires: 7/3/2017



(SEAL)

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Julie Hamilton, the undersigned, a Notary Public in and for the County and State, the within named Ryan Meadows, the bargainor, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of July, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 7/3/2017



RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206