BILL GARRETT, Davidson County
Trans:T20160022361 DEEDWARR
Recvd: 03/18/16 12:09 2 pgs
Fees:13.00 Taxes:3885.00
20160318-0025921

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1,050,000.00.

Lina Brown
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th day of March, 2016.

Kimberly Beard
NOTARY PUBLIC

My commission expires:

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Joseph Arthur Pinhal, Jr. and Leigh Ann-Marie Pinhal	SunTrust Mortgage, Inc.	053120A00200CO
(NAME)	(NAME)	
608 Lakemeade Point	901 Semmes Ave.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Richmond, VA 23224	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Karen Sensabaugh, unmarried,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Joseph A. Pinhal, and Leigh Ann-Marie Pinhal, husband and wife as tenants by the entirety with rights of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Plan of Subdivision of the Henry Hosey Property, and Re-Subdivision of Lots 8, 9, 10 of the Villas of Lake Meade, Phase II, of record in Instrument No. 20021205-0149714, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Karen Sensabaugh, unmarried by deed from Community First Bank and Trust, of record in Instrument No. 20120423-0034532, Register's Office of Davidson County, Tennessee.

This description is the same as in the prior deed.

This property is __unimproved _X_improved property known as: 608 Lakemeade Point, Old Hickory, TN 37138.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and

private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 15th day of March, 2016.

Karen Sensabaugh

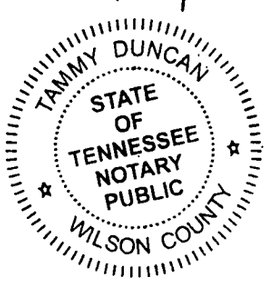
Karen Sensabaugh

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen Sensabaugh, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of March, 2016.

Notary Public
My Commission Expires: 4/17/19



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122