BILL GARRETT, Davidson County
Trans:T20160033286 DEEDWARR
Recvd: 04/22/16 13:17 2 pgs
Fees:13.00 Taxes:536.50
20160422-0039347

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
16-0464

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of April, 2016

Notary Public
Commission Expires: June 19, 2018

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Laurinda Leigh 2714 Nashboro Blvd Nashville, TN 37217	Peoples Home Equity 170 N. Seven Oaks Knoxville, TN 37922	135-12-0E-268.00 CO

WARRANTY DEED

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, I/WE,

Bridget Pincham, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Laurinda Leigh, an unmarried woman

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 Unit No. 268, Phase Two, Nashboro Village at Fairway Pointe, Tract 21, as shown on the plat of record in Plat Book 4660, Page 159, and as shown on the Amendment to the restrictions of record in Instrument Number 20050222-0018814, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Bridget Pincham by Warranty Deed from LPP Mortgage LTD, dated 9/20/13 and recorded 11/4/13 in Instrument Number 20131104-0114001; and part of the same property previously conveyed to LPP Mortgage, LTD, by Quitclaim Deed from Barry Threet and Erin Threet, dated 5/10/13 and recorded 5/16/13 in Instrument Number 20130516-0049421; and part of the same property previously conveyed to Barry Threet and Erin Threet by Special Warranty Deed from LPP Mortgage, LTD, dated 10/12/12 and recorded 11/08/12 in Instrument Number 20121108-0103063, Register's Office for Davidson County, Tennessee.

This property is not a marital residence as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2714 Nashboro Blvd, Nashville, TN 37217.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of April, 2016.

Bridget Pincham

Bridget Pincham

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bridget Pincham** 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 and official seal at Brentwood, Tennessee this 19th day of April, 2016.

Sarah Simmons

Notary Public
My Commission Expires: 5/8/2018

(Notary Seal)

