(1)

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20160036115 DEEDWARR
Recvd: 05/02/16 14:04 2 pgs
Fees:13.00 Taxes:939.80
20160502-0042833

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $254,000.00.

April L. Wideman
Affiant

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 27th day of April, 2016.

Notary Public
My Commission Expires:

16-0117

Address of New Owner:	Send Tax Bills to:	Tax Information:
Natalie Thomas	Pinnacle Bank	
307 Morton Avenue	150 3rd Avenue South, Suite 900	119-14-0-221.00
Nashville, TN 37211-2503	Nashville, TN 37201	

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, we

Tristan McPherson, unmarried,

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

Natalie Thomas, unmarried woman,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being the Easterly 41 feet of Lot No. 17 on the Plan of Pleasant View Subdivision of Mrs. McComb's Property of record in Plat Book 421, Page 134, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 17 fronts 41 feet on the Southerly side of East Morton, formerly McCombs Street and runs back between parallel lines 174 feet to an alley.

Being the same property conveyed to Tristan McPherson, unmarried by Warranty deed from Thomas Lee Sanders, unmarried of record in Instrument No. 20120618-0053337 Register's Office for Davidson County, Tennessee, dated June 15, 2012 and recorded on June 18, 2012.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **307 Morton Avenue, Nashville, TN 37211-2503.**

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 our hands this 27th day of April, 2016.

Tristan McPherson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Tristan McPherson,** the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of April, 2016.



D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24/18