WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160051983 DEEDWARR
Recvd: 06/20/16 09:39 2 pgs
Fees:13.00 Taxes:1213.60
20160620-0062233

TAHIRA J. PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 01-30-2017

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 7.30.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jameson Derek Herndon	Gardner Financial Services	08107008700
(NAME)	DBA Legacy Mutual Mtg (NAME)	
2012 14th Avenue North	3503 Paesanos Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	San Antonio, TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pinnacle Development Service, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jameson D. Herndon, a single man,** 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. 15 on the plan of Ira Crandall's Subdivision of part of the Buena Vista Property, as of record in Plat Book 17, Page 297, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Pinnacle Development Service, LLC from Clarence Summey by virtue of Warranty Deed for $68,000.00 dated April 27, 2015 and recorded May 5, 2015 as Instrument No. 20150505-0040866, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Clarence Summey from William Kantz and Eric Kantz, husband and wife by virtue of Warranty Deed dated June 17, 2014 and recorded as Instrument No, 20140619-0053430, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the Plan of record in Plat Book 17, Page 297, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2012 14th Avenue North, Nashville, TN 37208
(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/our hands this 15th day of June, 2016.

Fernando Avalos
Managing Member

Pinnacle Development, LLC
Fernando Avalos, Managing Member

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Fernando Avalos, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a Managing Member of Pinnacle Development Service, LLC and that he as such Managing Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Managing Member.

WITNESS my hand and seal this 15th day of June, 2016.

Notary Public Danny Lee Smith
My Commission Expires 4/24/18

File No.: 14359

