G-28835-5 Box 14

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160083634 DEEDWARR
Recvd: 09/23/16 09:19 2 pgs
Fees:13.00 Taxes:814.00
20160923-0100312

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$220,000.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of September, 2016.

Notary Public

My commission expires:

(AFFIX SEAL)

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Number |
|---|---|---|
| **Tracey Garrett** | **Finance of Amercia, Mortgage LLC ISAOA/ATIMA** | **142-06-0-001-00** |
| **1019 Stonehollow Way** | **300 Welsh Road Building 5** | |
| **Mount Juliet, TN 37122** | **Horsham, PA 19044** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Leanne Michelle Pinkston, an unmarried woman**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

**Tracey Garrett, a married person**

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. 17, on the Plan of Cross Timbers, Section 1, of record in Plat Book 3700, Page 37 , Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**BEING the same property conveyed to James H. Pinkston, Jr. and wife, Leanne Pinkston by Deed dated February 24, 2006 from Martha Ann Holland, a widow, of record in Instrument No. 20060228-0022788, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of record in Docket No. 08D-888 in the Fourth Circuit Court for said county. The said property was further conveyed to Leanne Michelle Pinkston, unmarried by Quitclaim Deed dated October 21, 2008 from James Herman Pinkston, Jr. of record in Instrument No. 20081104-0109652, said Register's Office. Leanne Pinkston being one and the same person as Leanne Michelle Pinkston.**

**THE conveyance subject to the following: (1) The Plan of record as shown in Plat Book 3700, Page 37, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.**

This is improved property, known as **7424 Highway 70 S, Nashville, TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand(s) this **22nd** day of **September, 2016.**

Leanne Michelle Pinkston

**Leanne Michelle Pinkston**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, **Leanne Michelle Pinkston,** the within named seller, with whom I am personally acquainted (or proved to me 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 Nashville, Tennessee, this **22nd** day of **September, 2016.**

**Notary Public**

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

**My Commission Expires:**