Davidson County DEEDWARR
Recvd: 12/29/16 16:04 3 pgs
Fees:18.00 Taxes:2701.00
20161229-0137146

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~28th~~ 29th DAY OF December, 2016.

Notary Public
MY COMMISSION EXPIRES: 3-14-17
File No. 16-6536D

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Shontay Leverett and Reagan Leverett, husband and wife (NAME)	Pinnacle Bank (NAME)	13007005400
702 Westview Avenue (STREET ADDRESS)	847 Conference Drive (STREET ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Gerald R. Pankow, II and Jenny F. Pankow, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shontay Leverett and Reagan Leverett, husband and wife,** 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:

Two tracts of land in Davidson County, Tennessee, described as follows:

TRACT I: Being the south 100 feet of the west 200 feet of Lot No. 179 on the Map of The Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, Pages 102 and 103.

Said part of said Lot No. 179 fronts 100 feet on the easterly side of Westview Avenue and runs back between parallel lines, 200 feet to a dead line.

TRACT II: Being the northerly half of Lot No. 181 (erroneously referred to as Lot 181-A in prior deed of record) of the Royal Oaks Land Company's Subdivision, as of record in Book 421, pages 102 and 103, described according to an unregistered plan of said Subdivision made by W. B. Southgate, Surveyor, as follows:

Said northerly half of Lot No. 181 fronts 50 feet on the east side of Westview Avenue and extends back 300 feet, more or less, between parallel lines to the rear line of Lot No. 180, on which it measures 50 feet in the rear.

Being the same property conveyed to Gerald R. Pankow, II and Jenny F. Pankow, husband and wife, by Deed from James M. Denson, dated October 15, 2014, of record in Instrument #20141017-0096074, in the Register of Deeds of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 421, pages 102 - 103, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 702 Westview Avenue, Nashville, TN 37205.

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. Whenever 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 28th day of December, 2016.

Gerald R. Pankow, II — December 28, 2016 Date

Jenny F. Pankow — December 28, 2016 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gerald R. Pankow, II and Jenny F. Pankow, husband and wife, the bargainor(s), 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, this 28th day of December, 2016.

My Commission Expires: 8-21-18

Notary Public

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY EXPIRES 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY