WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Bill Garrett Davidson County
Batch# 14940 DEEDWARR
10/18/2017 11:15:09 AM 2 pgs
Fees: $13.00 Taxes: $739.63

20171018-0106681

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 7-28-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chalekan Lucas	Pinnacle Bank	
(NAME)	(NAME)	
280 Bell Road	150 3rd Ave S, Ste 900	149-04-0-026.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Fphlonda L. Harris Pinkerton, a married woman and Husband, Bruce D. Pinkerton Sr.**, hereinafter called the GRANTOR (S), have bargained and sold, and by these presents do transfer and convey unto **Chalekan Lucas, a single man and Whitney Smith, a single woman, as tenants in common with full rights of survivorship**, hereinafter called the GRANTEE(S), 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 all of Lot No. 194 on the Plan of Section Two, Edge-O-Lake Estates, of record in Plat Book 3600, Page 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Fphlonda L. Harris-Pinkerton, married woman by Warranty Deed from Gail Elaine Coleman and Gloria Jean Slate and Michael Edward Blanton and Peggy Jewel Blanton King, dated 03/28/2008, recorded 04/02/2008, of record in Instrument No. 20080402-0033101, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 3600, Page 72, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 3811, Page 984, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 280 Bell Road, Nashville, TN 37217
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 16th day of October, 2017.

Fphlonda L. Harris Pinkerton

Fphlonda L. Harris Pinkerton

Bruce D. Pinkerton Sr.

Bruce D. Pinkerton Sr.

State of Tennessee
County of Wilson

Personally appeared before me Fphlonda L. Harris Pinkerton and Bruce D. Pinkerton Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of October, 2017.

Tracey Trumphour

Notary Public

My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122