WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/01 14:13 2pgs
Fees:11.00 Taxes:462.50

20010516-0050797

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2001.

Notary Public

MY COMMISSION EXPIRES: July 26, 2003.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard Pitch	OWNER	**Part of 103-12-0-242.00**
(NAME)	(NAME)	
112 Mockingbird Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **ARTHUR L. GUEPE AND WIFE, VIOLA S. GUEPE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~**HAROLD**~~ * **PITCH AND WIFE, NANCY PITCH**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND INDAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*Howard &

LAND in Davidson County, Tennessee being, Lot No. 9 of Block "A" on the plan of Cherokee Park, Section 1, as of record in Book 547, Pages 169 and 170, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Arthur L. Guepe and wife, Viola S. Guepe by deed from Third National Bank in Nashville, a National Banking Corporation of record in Book 2151, Page 261, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as

Lot 9 Cherokee Park, Nashville, TN 37205
This is a vacant lot adjacent to 112 Mockingbird Road for which no street address has been assigned.

(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 our hands this 30th day of April, 2001.

Arthur L Guepe by Viola S Guepe Atty-in-Fact
Arthur L Guepe
By: Viola S. Guepe, his Attorney-In-Fact

Viola S Guepe
Viola S Guepe

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 Viola S Guepe, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this30th day of April, 2001.

Commission expires: July 26, 2003

Shannon Philbin — Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, A Notary Public in and for the State and County aforesaid, personally appeared Viola S. Guepe with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney-In-Fact for the within named Arthur L. Guepe and being authorized to act on behalf of said person, she executed the foregoing instrument as his free act and for the purposes therein continued.

Witness my hand and official seal at Nashville, Tennessee this 30th day of April, 2001.

Commission expires: July 26, 2003

Shannon Philbin — Notary Public