WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/20/02 12:02 2pgs
Fees:13.00 Taxes:654.90

20020320-0034474

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Jessie B. Chard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2002.

Melanie A. Davis
Notary Public

MY COMMISSION EXPIRES: June 16, 2004.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Commission Exp. 6-16-2004
MELANIE A. DAVIS
WILLIAMSON CO. TENNESSEE

Mail to: **THIS INSTRUMENT WAS PREPARED BY**
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory B. Pitts	SAME	Map 62-13, Parcel 2
(NAME)	(NAME)	
PO BOX 160591		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, Charles P. Daniels, and wife, Sheryl B. Daniels, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory B. Pitts and Virginia N. Pitts, 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. 4, the easterly 12 feet of Lot No. 4, the easterly 12 feet of Lot No. 3 and the southerly 80 feet frontage on Brush Hill Road of the Easterly part of Lot No. 5 on the Map of the Subdivision of Lot No. 30 in Riverwood Subdivision as of record in Book 843, page 28, said Register's Office.

Beginning at the northeast corner of Lot No. 4; thence northwesterly with the westerly margin of Brush Hill Road 270.25 feet to a point; thence westerly 64 feet, more or less, to a point; thence southerly 77 feet, more or less, to a point in the rear line of said Lot No. 5 which point is 12 feet from the northwest corner of Lot No. 4; thence continuing southwardly in a straight line 185 feet to the northerly margin of a 40 foot Avenue now called East Riverwood Avenue; thence eastwardly along the northerly margin of East Riverwood Avenue 136.75 feet to the point of beginning.

Being the same property conveyed to Charles P. Daniels and wife, Sheryl B. Daniels by warranty deed of Lovell .W. Tabor and wife, Viola K. Tabor of record in Book 4979, page 654, Register's Office of Davidson County, Tennessee.

Encumbrances: (1) 2002 Taxes constitute a lien against said property, but are not yet due and payable. Map 62-13, Parcel 2. Field Book 15OZ-30000. Said Taxes have been prorated with Grantee assuming payment thereof. (2) Plan of record in Plat Book 843, page 28, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1411 East Riverwood Drive, Nashville, TN 37216
(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 15th day of March, 2002.

Sheryl B. Daniels
Sheryl B. Daniels

Charles P. Daniels
Charles P. Daniels

By: Sheryl B. Daniels AIF
Sheryl B. Daniels, attorney in fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Sheryl B. Daniels, Attorney-in-Fact, for Charles B. Daniels, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Charles B. Daniels, as hers/his/their free act and deed for the purposes therein contained, said Power of Attorney of record in Instrument 20020320003447 3, Register's Office of Davidson County, Tennessee.

1-25-06

Commission expires: ~~June 16, 2004~~ MM

MELANIE D. HARRIS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE My Commission Exp. Jan. 25, 2006

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Sheryl B. Daniels, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 15th day of March, 2002.

Commission expires: ~~June 16, 2004~~ MM

1-25-06

Notary Public

MELANIE D. HARRIS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE My Commission Exp. Jan. 25, 2006