1 - Return envelope Mid-State

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MARCH, 2002.

Notary Public

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

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
Sher Powers	Owner	Map 62-13, Parcel 2
(NAME) PO Box 160433	(NAME)	
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(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, **Gregory B. Pitts and Virginia N. Pitts**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sher Powers**, 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 Gregory B. Pitts and Virginia N. Pitts by deed of Charles P. Daniels and wife, Sheryl B. Daniels by warranty deed of Lovell .W. Tabor and wife, Viola K. Tabor of record in Instrument Number 20020320-0034474 Register's Office of Davidson County, Tennessee.

Encumbrances: (1) 2003 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 7th day of March, 2002.

Gregory B. Pitts

Virginia N. Pitts

Davidson County DEEDWARR
Recvd: 03/19/03 10:25 2pgs
Fees:13.00 Taxes:925.00

20030319-0036262

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Gregory B. Pitts and wife, Virginia N. Pitts, 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 7th day of March, 2002.

Commission expires: June 16, 2004



Yvette Lyn Meldrum Notary Public