Davidson County DEEDWARR
Recvd: 06/16/04 15:00 2pgs
Fees:13.00 Taxes:777.00
20040616-0071397

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Claude M. Nagamine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of June, 2004.

Mitchell A Watts
Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Clovis Pitchford	SunTrust Mortgage, Inc.	118-10
845 Crestridge Drive	201 4th Ave. North/7th Floor	GROUP
Nashville, Tennessee 37204	Nashville, TN 37219	PARCEL 152

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **********Two Hundred Ten Thousand Dollars and Zero Cents ($210,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Claude M. Nagamine, a single person and James S. Scott, a single person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Clovis Pitchford and wife, Elizabeth B. Pitchford, 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.

BEING Lot No. 42 on the Plan of Part of O.F. Noel Estate, Pleasant Valley, of record in Plat Book 1424, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Claude M. Nagamine and James S. Scott, as joint tenants with right of survivorship, by deed from August C. Winter and wife, Traci Winter, of record in Book 8874, page 391, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to: Property taxes for 2004 and subsequent years and all matters shown on the Plan of record in Plat Book 1424, page 63, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 845 Crestridge Drive, Nashville, TN 37204

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 11th day of June, 2004.

Claude M. Nagamine

James S. Scott

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Claude M. Nagamine and James S. Scott, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of June, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee