# WARRANTY DEED

Return to:
Elite Title Company
109 Westpark Drive
Suite 230
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/04/04 13:48 2pgs
Fees:13.00 Taxes:421.80

20041004-0119240

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2004.

Notary Public

MELISSA L. SANDERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Bicentennial Title & Escrow, Inc., 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Five Talents Partnership | Five Talents Partnership | 82-7-410 |
| (NAME) | (NAME) | 82-7-408 |
| 5825 Deer Estates Dr. | 5825 Deer Estates Dr. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Nashville, TN 37221 | |
| (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, Geraldine C. Pitts, Married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Five Talents Partnership, 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:

Map an Parecl No. 82-7-408

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Miller's Addition to Edgefield of record in Book 57, page 133, Register's Office for Davidson County, Tennessee, described as follows:

Lot 19 fronts 50 feet on the westerly side of North 5th Street and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to GERALDINE CARTER PITTS, by deed of record in Book 10623, page 348, said Register's Office.

Map & Parcel No. 82-7-410

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Miller's Addition to Edgefield of record in Book 57, page 133, Register's Office for Davidson County, Tennessee, described as follows:

Lot 21 fronts 50 feet on the westerly side of North 5th Street and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to GERALDINE CARTER PITTS, by deed of record in Book 10623, page 348, said Register's Office.

*This is not the principle residence of the grantor.

unimproved ☐

This is improved ☒ property, known as 818, 822 North 5th St., Nashville, TN 37207

(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 my hand this 10th day of September, 2004.

Geraldine C. Pitts
Geraldine C Pitts

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Geraldine C. 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 such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of September, 2004.

Commission expires:




MY COMMISSION EXPIRES JULY 19, 2008

Notary Public