Davidson County DEEDWARR
Recvd: 05/10/05 09:51 2 pgs
Fees:13.00 Taxes:416.25

20050510-0052511

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $112,500.00

Affiant

Subscribed and sworn to before me, this 29th day of April, 2005.

Notary Public

My commission expires: 07-19-08

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
2690 Dunkeld Court
Franklin, Tennessee 37069
(615) 376-2155

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sara Parker	**Fifth Third Mortgage Company**	**161-11-0-D-077.00**
404 English Ivy Drive	**336 Main Street**	
Nashville, Tennessee 37211	**Franklin, TN 37064**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Emily Pittman (f/k/a Emily Alexander) and husband, Jeff Pittman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sara Parker , unmarried

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. 0-77 on the Plan of Villages of Brentwood, Phase VII, of record in Plat Book 6900, Page 777, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Emily Alexander, unmarried, by Warranty Deed, from Alan H. Browning, of record in Instrument # 20020412-0045813, Register's Office for Davidson County, Tennessee, dated April 11, 2002 and recorded April 12, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005 and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6900, Page 777, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 6900, Page 294, said Register's Office.

Restrictive covenants contained in an instrument of record in Book 7231, Page 789, amended in Book 7472, Page 108, Register's Office for Davidson County, Tennessee.

Dedication of Open Space of record in Book 7663, Page 928, said Register's Office.

Declaration of Annexation of record in Book 7679, Page 109, said Register's Office.

By-Laws of record in Book 7231, Page 809, said Register's Office.

Any and all visible easements lying on or across the property.

Subject to the flow of any streams on and across subject property.

This is improved property known as 404 English Ivy Drive, Nashville, Tennessee 37211.

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 in 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/our hand(s) this 29th day of April, 2005.

RYAN A. RAFOTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Emily Pittman

Emily Pittman

Jeff Pittman

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Emily Pittman and husband, Jeff Pittman, the within named Grantees, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2005.

Ryan A. Rafoth
Notary Public

My Commission Expires: 07-19-08

RETURN TO:
WINDMILL TITLE
201 Seaboard Lane
Suite 100
Franklin, Tennessee 37067