WARRANTY DEED

After Recording Return to
Nations Title Agency, Inc
10579 Cedar Grove Road
Suite 140
Smyrna, TN 37167
06TN02327

CARLA JOHNSON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 01.20.2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
HomePlace Title, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 09/01/06 10:30 2 pgs
Fees:13.00 Taxes:499.50
20060901-0108233

20060280

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katrina Watts	PrimeTrust Bank	108-12-0-B 239.00 CO
(NAME) 3453 Harbor Hill Place	(NAME) 7516 Hwy 70 S, Suite 110	
(ADDRESS) Nashville, TN 37214	(ADDRESS) 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, I, **Sondra Jean Halter, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katrina Watts, married, and Michael Pitcher, married, as tenants in common,** 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. 34, on the Plan of Final Plat, Section Two, Harborview-Final Phase, of record in Plat Book 9700, Page 708, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Sondra Jean Halter by Warranty Deed dated July 10, 2003 from Robert C. Blazer, of record in Instrument Number 20030714-0098229, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3453 Harbor Hill Place, Nashville, TN 37214

(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 I am 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 I do further covenant and bind myself, my 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 30th day of August, 2006.

Sondra Jean Halter

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Hermitage, Tennessee this 30th day of August, 2006.

Notary Public

Commission expires:

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 20, 2010

~~RETURN TO:~~

HomePlace Title, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027