RETURN TO: INFINITY TITLE, LLC
402 BNA DRIVE $301
NASHVILLE TN 37217

RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/12/07 11:18 2 pg
Fees:13.00 Taxes:684.50
20070212-0017820

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1ST DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/30/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hart-Love Enterprises, LLC and Anthony Smith and Horace Chase and wife, Barbara Chase	Hart-Love Enterprises, LLC	
(NAME)	(NAME)	Map 105-9
2317 Valley Forge Dr	2317 Valley Forge DR	
(ADDRESS)	(ADDRESS)	Parcel 162
Mt Juliet TN 37122	Mt Juliet TN 37122	
(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, **TOMMIE MORRIS PITT**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **HART-LOVE ENTERPRISES, LLC AND ANTHONY SMITH AND HORACE CHASE AND WIFE, BARBARA CHASE**, 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. 47 and the East 14 feet of Lot No. 46, on the Plan of Bransford Realty Company's Resubdivision of Block "A" of the A. B. Hill Lands, as of record in Book 421, page 65, Register's Office for Davidson County, Tennessee.

Said lot and part of said lot adjoin and front together 64 feet on the North side of West Grove Avenue, and run back between parallel lines, 145 feet to an alley.

Being the same property conveyed to Tommie Morris Pitt by Quitclaim Deed from John W. Pitts and wife, Tommie E. Pitts, dated August 14, 2000, of record August 15, 2000, in Instrument 200008150080685. Also see Warranty Deed recorded in Book 3164, page 87, said Register's Office.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1108 West Grove Avenue, Nashville, TN 37203

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 1st day of February, 2007.

Tommie Morris Pitt

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 Tommie Morris Pitt, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 1st day of February, 2007.

Commission expires: 6/26/07

Notary Public