WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/09/08 11:58 2 pgs
Fees:13.00 Taxes:434.75
20080109-0002675

ERNESTINE NOELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$117,500.00

Connie L Lumbo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2007.

Ernestine Noell
Notary Public

MY COMMISSION EXPIRES: 9-13-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd Biter	Todd Biter	04309000800
(NAME)	(NAME)	
204 Williams Ave.	204 Williams Ave.	
(ADDRESS)	(ADDRESS)	
Madison, TN	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20072607

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Lou Pizi**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Todd Biter**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 204 Williams Ave., Madison, TN 37115

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 19th day of December, 2007.

Lou Pizi
Lou Pizi

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 19th day of December, 2007.

Commission expires: 9-13-08

ERNESTINE NOELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Ernestine Noell
Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, described as part of Lot No. 2 on the plan of Gee Lands of record in Book 332, page 74, Register's Office for said County and parts of Lots Nos. 15, 16, 17 and 18, Block "A" of a subdivision of Lot No. 2 of the Gee Lands, all according to a survey made by Blanchard & Parrish, Engineers, December 24, 1941, as follows:

BEGINNING at a point on the Northerly margin of Williams Avenue located Westwardly 285 feet from the Westerly margin of Gallatin Pike; thence with said margin of Williams Avenue, Westwardly 59 feet to a pointat the Southeasterly corner of the Wilson A. Scoggins Property (Book 2995, page 153, said Register's Office); thence with Scoggins' Easterly property line, Northwardly 220.4 feet to a point in the Southerly line of the property now or formerly owned by TheCresent Company; thence with Cresent's Southerly property line, Eastwardly 63 feet to a point at the Northwesterly corner of the Ernest T. Woodward and Charles C. Woodard property (Book 4589, page 122, said Register's Office); thence with the Woodards' Westerly property line, Southwardly 220.4 feet to the point of beginning.

BEING all of the same property conveyed to Lou Pizi and Jim B. Roberts by Warranty Deed from William A. Reed and wife, Charlotte R. Reed, dated December 15, 1978 and filed in Book 5376, page 458, Register's Office for said County. The said Jim B. Roberts conveyed his interest in said land to Lou Pizi by deed dated October 15, 1981 and filed of record in Book 5831, Page 331, Register's Office for Davidson County, Tennessee.