WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Gail Worsham Pitt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
CLG #20080100008 1222 16th Avenue South, Suite 10, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gail Worsham Pitt	Wells Fargo Home Mortgage	095-04-0 189.00
(NAME)	(NAME)	
106 Spring Valley Road	PO Box 11701	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Newark, NJ 07101-4701	
(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, Dixie B. Knott, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gail Worsham Pitt, 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 part of Lot Nos. 36 and 99, on the Map of Bluefields, as of record in Plat Book 843, Page 16, Register's Office for said County, more accurately described as follows:

Beginning at a point in the westerly margin of Spring Valley Road 200 feet northeast of the common corner of Lot Nos. 36 and 37 as measured along the west margin of Spring Valley Road, being the northeast corner of the Alfred L. Tompkins, Jr. lot; thence with the westerly margin of said Road, northeasterly, 100 feet to a point; thence in a northwesterly direction, and in a line parallel with the northerly boundary line of said Tompkins lot, 131 feet, more or less, to a point in the southerly boundary line of Lot No. 104 on said plan; said point being 66 feet easterly from the common corner of Lot Nos.103 and 104 as measured along the rear boundary line of Lot No. 104; thence westerly along the rear boundary line of Lot Nos. 104, 103, and 102, 259 feet, more or less, to an iron pin in the rear boundary line of Lot No. 102, said iron pin being a corner of the Tompkins lot; thence southeastly along the norterly boundary line of the Tompkins lot, 367.6 feet to the point of beginning.

Being the same property conveyed to EMERSON P. KNOTT AND WIFE, DIXIE B. KNOTT, by deed from MYRTLE R. CREASMAN, of record in Book 4329, Page 432, dated April 30, 1969, said Register's Office.

Emerson P. Knott died on 9-6-2003.

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 106 Spring Valley Road, 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 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.

Davidson County DEEDWARR
Recvd: 02/25/08 16:16 2 pgs
Fees:13.00 Taxes:888.00
20080225-0018490

Witness our hands this 31st day of January, 2008.

Dixie B. Knott

Dixie B. Knott

STATE OF: TENNESSEE
COUNTY OF: Davidson

On this 31st day of January, 2008, personally came Dixie B. Knott and I have made known to them the contents of this agreement and having personally satisfied myself on the basis of sufficient evidence that he/she/they are the persons signing above executed the same as his/her/their voluntary act and deed.

My Commission Expires:
01/24/2009

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

CLG Title and Escrow Services, LLC
1222 16th Avenue South, Suite 10
Nashville, TN 37212