File No. 280301189

WARRANTY DEED

Rebecca Campbell State Of Tennessee Notary Public Sumner County

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 THE 16TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: February 28, 2012.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
885 Conference Drive, Suite 200
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 06/05/08 11:03 2 pg
Fees:13.00 Taxes:684.50

20080605-0057831

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Pittard	Wells Fargo Bank, N.A.	26-7-50
(NAME) 107 Aintree Court	(NAME) 2701 Wells Fargo Way	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Minneapolis, MN 55427-1629	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Timothy Walker, unmarried,

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

James M. Pittard and wife, Cedrah M. Pittard,

hereinafter called the grantee(s), 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. 156 on the Plain of Windsor Green, Phase I, Section III, of record in Book 6250, Page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 156 fronts 21.45 feet on the Southerly margin of Aintree Count and extends back 98.57 feet on the Northerly line and 76.55 feet on the Easterly line and 76.55 feet on the Easterly line to a broken line in the rear measuring 140.53 feet thereon.

Being the same property conveyed to Timothy Walker by Deed dated January 09, 2007 from Gloria Holland and Charles Holland, Sr. and Geneva Holland and Sharon Lang and Tonya Holland A/K/A LaTonya Holland-McConico, Robbie Patton of record in Instrument No. 20070109-0003508, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 107 Aintree Court, Goodlettsville, TN 37072
(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(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 16th day of April, 2008.

Timothy Walker

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Timothy Walker, unmarried, 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 16th day of April, 2008.

Commission expires: February 28, 2012

Rebecca Campbell Notary Public

File Number: 280301189

RETURN TO:

Cumberland Title

885 Conference Drive, Suite 208

Goodlettsville, TN 37072

