Davidson County DEEDWARR
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Fees:22.00 Taxes:0.00
20090109-0002445

THIS DOCUMENT PREPARED BY **JEFFREY MOBLEY** Howard & Mobley, PLLC 200 31st Avenue, North, Suite 100 Nashville, Tennessee 37203 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Neill Pitts, Trustee 3810 Harding Place Nashville, Tennessee 37215	SAME	**Parcel One:** Map 130 08 0 Parcel 103 **Parcel Two:** Map 131 01 0D Parcel 140

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Neill Pitts, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Neill Pitts, Trustee of The Neill Pitts Living Trust, established by the Revocable Trust Agreement of Neill Pitts, dated October 21, 2008**, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 21st day of October, 2008.

Neill Pitts

Neill Pitts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Neill Pitts, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and office, this 21st day of October, 2008.

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Descriptions

Parcel One: 3810 Harding Place

Land lying in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 7 on the Map of the Final Plat of Sharber's Harding Place Subdivision, not of record, and described according to a copy of a survey thereof as follows:

BEGINNING at a point in the north margin of Harding Place at the corner of Lots Nos. 6 and 7; thence with the line between said lots, northerly 350 feet to a point at the corner of said Lots and of Lots Nos. 30 and 31; thence with the line between Lots Nos. 7 and 30; westerly 100 feet to a point, the corner of said lots and of lots Nos. 8 and 29; thence with the line between lots nos. 7 and 8, southerly 350 feet to the north margin of Harding Place; thence with the margin of the same, easterly 100 feet to the point of beginning.

BEING the same real property conveyed to Nancy Neill Pitts, unmarried by deed from David S. Jones and wife, Barbara S. Jones of record in Book 5216, page 770, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following encumbrances:

(1) Easement for water main and water privileges in Book 756, page 509, and Book 944, page 578, said Register's Office, and 10 - foot easement for public utilities along rear line of premises and building setback line from Harding Place, as shown on survey made by W. B. Southgate, Surveyor.

(2) Easement for sanitary sewers and/or storm drainage of record in Book 4337, page 640, Register's Office for Davidson County, Tennessee.

Nancy Neill Pitts and Nancy Pitts Akers are one and the same person.

This is improved property known as 3810 Harding Place, Nashville, Tennessee 37215.

Parcel Two: 5025 Hillsboro Pike Unit 17F

Land lying in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to—wit: BEING Unit No. 140 as shown on the Plat of Georgetown Apartments, a condominium, as of record in Book 5200, page 4, Register's Office for Davidson County, Tennessee, together with an undivided .410% interest in the common elements of 5025 Hillsboro Homeowner's Association, as described in Book 5211, page 325, et seq., said Register's Office. Said Unit is also known as Apartment No. 17F.

BEING the same real property conveyed to Neill Pitts Akers by deed from Donald R. Barrett, Jr., Trustee, of record in Book 8267, page 448, Register's Office for Davidson County, Tennessee.

This is improved property known as 5025 Hillsboro Pike, Unit 17F, Nashville, Tennessee 37215.