File No. 290700752

WARRANTY DEED

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2009.

Priscilla C Urbanek
Notary Public

MY COMMISSION EXPIRES: May 8, 2013
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Isaac Rich	~~James Isaac Rich~~ Avenue Bank	Map 086080A00500
(NAME)	(NAME)	
213 Cahaba Cove	111 10th Avenue S.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20090055941 DEEDWARR
Recvd: 08/17/09 10:42 2 pgs
Fees:13.00 Taxes:629.00

20090817-0077023

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, **WE, Thomas C. Bitzer and wife, Kelly J. Bitzer**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **James Isaac Rich and John D. Rich, both unmarried, as joint tenants in common**, 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:

BEING Lot No. 408 on the FINAL P.U.D. PLAN, PHASE II, CAMDEN WOODS, as shown by plat of record in Plat Book 6900, Page 735 and Amended in Book 8091, Page 799, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Thomas C. Bitzer and wife, Kelly J. Bitzer by Warranty Deed dated July 31, 2007, from Nelson Griffin and wife, Teresa Griffin and filed for record on August 1, 2007, in Instrument No. 20070801-0091243, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Plat Book 6900, Page 735 and as Amended in Book 8091, Page 799, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 7661, Page 32, Register's Office for said County.

Subject to Homeowner's Association Dues.

By-Laws as shown of record in Book 7620, Page 583, Register's Office for said County.

Restrictive Covenants of record in Book 7620, Page 561, Book 7657, Page 580, Book 7675, Page 926, Book 9026, Page 329, Book 9231, Page 737 and Instrument No. 20080924-0096976, Register's Office of 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** 213 Cahaba Cove, Hermitage, TN 37076
(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 10th day of August, 2009.

Thomas C. Bitzer

Kelly J. Bitzer

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Thomas C. Bitzer and wife, Kelly J. Bitzer the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 10th day of August, 2009.

Commission expires: 6-5-12

Kimie Perry State of Tennessee Notary Public Wilson Co.

Notary Public

File Number: 290700752

RETURN TO:
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Mt. Juliet, TN 37122