WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090066687 DEEDWARR
Recvd: 10/01/09 08:22 2 pgs
Fees: 13.00 Taxes: 950.90
20091001-0090972

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-22-2010
(AFFIX SEAL)

LONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan E. Thomas, III	New Owner	Map 172-5-B
(NAME) 432 Carphilly Court	(NAME)	Parcel 38 CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(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, WE, **ANDREW PITTARD AND WIFE, LAUREN B. RICHARDSON PITTARD,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN E. THOMAS, III AND WIFE, JENNIFER C. THOMAS,** 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 Lot No. 24 on the Plan of Sterling Oaks, Phase III, of record in Instrument #20001122-0115320, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Andrew Pittard and Lauren B. Richardson, Tenants in Common with Rights of Survivorship, by deed from James R. Hampton and wife Linda M. Hampton, of record in Instrument #20060821-0102607, said Register's Office. Andrew Pittard and Lauren B. Richardson have since married. Lauren B. Richardson is now known as Lauren B. Richardson Pittard.

This conveyance is subject to (a) 2009 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Instrument #20001122-0115320, said Register's Office; (c) Bylaws of record in Instrument #20001214-0123043, said Register's Office; and (d) restrictive covenants of record in Book 10951, page 547, Book 11514, page 959 and Instrument #20001214-0123042 said Register's Office.

unimproved ☐

This is improved ☒ property, known as 432 Carphilly Court, Brentwood, Tennessee 37027
(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.

Witness our hands this 26th day of August, 2009.

Andrew Pittard by KDM Attorney in Fact

Andrew Pittard By Kevin D. Montgomery, His Attorney in Fact

Lauren B. Richardson Pittard by KDM Atty in Fact

Lauren B. Richardson Pittard By Kevin D. Montgomery, Her Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 26th day of August, 2009, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Andrew Pittard and Lauren B. Richardson Pittard and acknowledged that he executed the same as the free act and deed of Andrew Pittard and Lauren B. Richardson Pittard .

Witness my hand and official seal at Nashville, Tennessee this 26th day of August, 2009.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

Kathy Snider
Notary Public

Return:

REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027