File No. 210040333

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/10 14:39 3 pgs
Fees:18.00 Taxes:558.70
20100603-0043122

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: 9/2/2013

(AFFIX SEAL)

MORGAN SULCER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
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
Brittney J. Pitts	Bank of America, N.A.	064-16-0D-088.00
(NAME) 1856 Brookmeadow Lane	(NAME) PO Box 961291	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Fort Worth, TX 76161-0291	
(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, Audrey L. Horwath Living Trust Agreement, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Brittney J. Pitts,, a single woman and Gina Pitts, a single woman, joint tenants with rights of survivorship, 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. 255 on the Plan of SECTION TWO, TRUXTON PARK, as shown by plat of record in Instrument No. 20010515-0049898, 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 Audrey L. Horwath Living Trust Agreement by QuitClaim Deed dated March 25, 2010, from Audrey L. Horwath and filed for record on March 31, 2010, in Instrument No. 20100331-0023777, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Instrument No. 20010515-0049898, Register's Office of said County.

Storm Water Detention Agreement as shown of record in Instrument No. 20000824-0083612, Register's Office for said County.

Sanitary Sewer and/or Storm Drainage Easement as shown of record in Instrument No. 20001208-0121300, Register's Office for said County.

By-Laws as shown of record in Instrument No. 20001101-0108604, Register's Office for said County.

Restrictive Covenants of record in Instrument No. 20001030-0107559 and as Amended in Instrument No. 20010522-0052910, 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 1856 Brookmeadow Lane, 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 our hands this 28th day of May, 2010.

Audrey L. Horwath Living Trust Agreement

By: James Michael Horwath

James Michael Horwath, Trustee

STATE OF TN

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Michael Horwath with whom I am personally acquainted and who proved himself/herself to be the Trustee of Audrey L. Horwath Living Trust Agreement, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 28th day of May, 2010.

Commission expires:

June 5, 2012

Notary Public

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 210040333

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public for this county and state Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 9/2/2013

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON