AFTER Recording Return TO:
Key One Title
900 Overlook Blvd
Brentwood TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100036222 DEEDWARR
Recvd: 06/15/10 10:45 2 pgs
Fees: 13.00 Taxes: 407.00
20100615-0046393

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of June, 2010
Notary Public
MY COMMISSION EXPIRES: 3-24-14
(AFFIX SEAL)

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Hicklin	Superior Bank	06104004700
(NAME)	(NAME)	
4917 Log Cabin Road	17 N. 20th Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Birmingham, AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Ray Charles Pitts and Deborah Elaine Pitts**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David Hicklin**, an unmarried man, 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. 23 of Marina C. McGaughey's 2nd Subdivision of part of Tract No. 4 of A.J. McGaughey's 2nd Hayesboro Subdivision. Described according to surveys by S.R. Sanford, Jr. dated June 30, 1939, and T.R. Sanford dated December 8, 1949, and in the southerly ½ of Ruskin Avenue (now closed), adjoining said Lot No. 23, and further described according to a survey by John Kohl, Surveyor, dated June 6, 1978, as follows:

BEGINNING at a point in the westerly margin of Log Cabin Road, formerly Ferguson Avenue; thence 189.5 feet along the common line between Lot Nos. 22 and 23; thence 61.4 feet, more or less, to a point; thence 143 feet, more or less, to a point; thence 76 feet, more or less, to a point in the westerly margin of Log Cabin Road; thence along said Road, 172.9 feet, more or less to the point of beginning.

Being the same property conveyed to Ray Charles Pitts and wife, Deborah Elaine Pitts by Warranty Deed from Linda Gail McIntosh Boyd, unmarried dated August 17, 1992 and recorded August 27, 1992 of record in Book 8712, page 34, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4917 Log Cabin Road, Nashville, TN 37216

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, has 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 **10th** day of **June, 2010**

Ray Charles Pitts by Kelly Callaghan his attorney in fact
Ray Charles Pitts

Deborah Elaine Pitts by Kelly Callaghan her attorney in fact
Deborah Elaine Pitts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9th day of June, 2010, before me personally appeared Kelly Callaghan, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Ray Charles Pitts, and who acknowledged that she executed the same as the free act and deed of the said Ray Charles Pitts, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Book *____, page _____, said Register's Office. * 20100615-0046392

Witness my hand and official seal this 9th day of June, 2010.

Melissa J. Butchko-Turecki
NOTARY

My Commission Expires: 9-15-10

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9th day of June, 2010, before me personally appeared Kelly Callaghan, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Deborah Elaine Pitts, and who acknowledged that she executed the same as the free act and deed of the said Deborah Elaine Pitts, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Book _____, page _____, said Register's Office.

Witness my hand and official seal this 9th day of June, 2010.

Melissa J. Butchko-Turecki
NOTARY

My Commission Expires: 9-15-10

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010