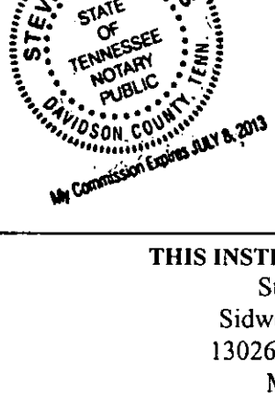
File No. 210090254

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2010

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

BILL GARRETT, Davidson County
Trans:T20100062219 DEEDWARR
Recvd: 10/01/10 15:12 2 pgs
Fees:13.00 Taxes:710.40
20101001-0078687

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ana S. Taylor	FTM BANK	MAP 10804013500
(NAME)	(NAME)	
828 Restover Court	50 FRANKLIN ST.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	CLARKSVILLE TN 37040	
(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, **WE, Ronda L. Pitts fka Ronda Leigh Hetzel and husband, David M. Pitts,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Ana S. Taylor, a single person and David L. Studer, a married man,** 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. 323 on the Plan of LARCHWOOD, SECTION 6, as shown by plat of record in Plat Book 6250, Page 235, 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 Ronda Leigh Hetzel, an unmarried woman by Warranty Deed dated November 16, 1995, from Shannon S. Lashlee, married and filed for record on November 20, 1995, in Book 9864, Page 722, Register's Office for said County.

The said Ronda Leigh Hetzel having since married and is now known as Ronda L. Pitts.

David Pitts joins in this conveyance to convey any and all rights he may have in this property.

Subject to all matters as set forth on the plat of record in Plat Book 6250, Page 235, Register's Office of said County.

Restrictive Covenants of record in Book 6452, Page 163, 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 828 Restover Court, Nashville, TN 37214
(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 30th day of September, 2010.

Ronda L. Pitts

David M. Pitts

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 Ronda L. Pitts and David M. Pitts 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 30th day of September, 2010.

Commission expires: 11.5.2012

Notary Public

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 210090254

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