BILL GARRETT, Davidson County
Trans:T20100074594 DEEDWARR
Recvd: 11/24/10 11:46 2 pgs
Fees:13.00 Taxes:573.50
20101124-0094207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 18TH DAY OF NOVEMBER, 2010.

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

MY COMMISSION EXPIRES: 4/23/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ginger M. Hitts and Jeffrey Hitts, wife and husband	First Tennessee Bank National Association	09611010200
	(NAME)	
620 Gailwood Lane	1 Mortgage Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Mount Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jerry E. Stevens, Sr. and wife, Mary M. Stevens, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ginger M. Hitts and Jeffrey Hitts, wife and husband, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 602 ON THE PLAN OF CLOVERHILL SUBDIVISION, SECTION VIII, OF RECORD IN BOOK 2331, PAGE 10 AND 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JERRY E. STEVENS, SR. AND MARY M. STEVENS, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, BY DEED FROM JERRY E. STEVENS, SR. AND MARY M. STEVENS, A MARRIED MAN JOINED BY HIS SPOUSE, MARY M. STEVENS, DATED 11/30/06 AND RECORDED 12/07/06 BY INSTRUMENT NO. 20061207-0151118, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 620 Gailwood Lane, 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 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 my/our hand(s) this 18th day of November, 2010.

WARRANTY DEED
(Continued)

Jerry E. Stevens, Sr.

Mary M. Stevens

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerry E. Stevens, Sr. and Mary M. Stevens, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of November, 2010.

Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:
Smith Sholar