WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110001568 DEEDWARR
Recvd: 01/07/11 10:22 2 pgs
Fees:13.00 Taxes:666.00
20110107-0002150

File No.: DSE-10-1(

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of January, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pittman Investments, LLC	First Tennessee	94-13-23.00
(NAME)	(NAME)	
1823 Charlotte Ave.	668 Gallatin Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Gallatin, TN 37066	
(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/WE, **BOBBY JOSLIN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **PITTMAN INVESTMENTS, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 11 of Block K on the map showing widening of alley in Blocks J, K, and L, Hermitage Addition to South Nashville, as of record in Book 57, Page 108, Register's Office for said County.

Beginning at the Northeast corner of Keith and Little Green Streets, running thence Northerly with the Easterly margin of Keith Street, 99 feet to the Southwest corner of Lot No. 10; thence Easterly with the Southern margin of Lot No. 10, 150 feet to the Westerly margin of a 20 foot alley; thence Southerly with the margin of said alley 28.1 feet to the Northerly margin of Little Green Street; thence with the Northerly margin of Little Green Street, Westerly to the beginning.

Being the same property conveyed to Bobby Joslin, married by Warranty Deed from Ethel Sterry, married and David Harris, unmarried, dated March 5, 2001, recorded in Instrument Number 20010307-0021761, in the Register's Office of Davidson County, Tennessee.

Subject property is not the residence of Grantor, Grantor's spouse and/or dependants as defined by statute.

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

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 10 Keith Street, Nashville, TN 37210
(House Number) (Street) (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 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 hand(s) this 6th day of January, 2011.

Bobby Joslin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bobby Joslin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of January, 2011.

Amanda Vaughn
Notary Public
My Commission Expires: 01/07/2013



RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171