WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110039697 DEEDWARR
Recvd: 07/01/11 13:32 2 pgs
Fees:13.00 Taxes:925.00
20110701-0050706

G-KW-11-201

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF June, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
Shelita A. Pittman	FIFTH THIRD MORTGAGE	
201 Trotwood (ADDRESS)	5001 Kingsley Drive (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Cincinnati, OH 45227 (CITY) (STATE) (ZIP)	172-1-A-101.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we RANDALL L. BOSTIC AND DEANNA E. BOSTIC, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHELITA A. PITTMAN, a married woman, 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 101, COPPERFIELD, REVISED, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 558, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO RANDALL L. BOSTIC AND WIFE, DEANNA E. BOSTIC BY DEED FROM JOHN ELBERT MORGAN, UNMARRIED, RECORDED ON THE 8TH DAY OF JULY, 1993 IN DEED BOOK 9008, PAGE 458, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 6900, PAGE(S) 555-559; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 6779, PAGE 296, RE-RECORDED IN BOOK 6783, PAGE 973, AMENDED IN BOOK 7071, PAGE 482 AND BOOK 7208, PAGE 889; HOA CHARTER OF RECORD IN BOOK 7200, PAGE 824, BOOK 7496, PAGE 162 AND BOOK 7500, PAGE 941; EASEMENT FOR WATER MAIN OF RECORD IN BOOK 7593, PAGE 488; EASEMENT FOR SANITARY SEWER OF RECORD IN BOOK 7593, PAGE 511; EASEMENT FOR TRANSMISSION LINE OF RECORD IN BOOK 2437, PAGE 8 AND BOOK 2438, PAGE 376; AND CONVEYANCE TO HOMEOWNERS ASSOCIATION OF RECORD IN BOOK 7150, PAGE 358, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 201 Trotwood, Brentwood, Tennessee 37027
(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 hand(s) this ~~30th~~ 29th (TO) day of June, 2011.

Randall L. Bostic

Randall L. Bostic

Deanna E. Bostic

Deanna E. Bostic

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randall L. Bostic and Deanna E. Bostic, 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 ~~30th~~ 29th (TO) day of June, 2011.

Notary Public

My Commission Expires: 10.16.11

(SEAL)

LAURA D. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903