BILL GARRETT, Davidson County
Trans:T20110042680 DEEDWARR
Recvd: 07/15/11 10:35 2 pgs
Fees:13.00 Taxes:2669.55
20110715-0054198

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $721,500.00. Melanie Beaty AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12TH DAY OF JULY, 2011. NOTARY PUBLIC MY COMMISSION EXPIRES: 6-2-2013

TODD A. TRESSLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Adam S. Pitts and Ashley B. Pitts 314 Greenway Avenue Nashville, TN 37205	NEW OWNER	104 05 345

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELIZABETH H. CUNAGIN AND HUSBAND, ANDREW E. CUNAGIN**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ADAM S. PITTS AND WIFE, ASHLEY B. PITTS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 281 on the Plan of Richland Realty Company's First Addition to Subdivision "B" of record in Plat Book 332, page 174, said Register's Office.

Said Lot No. 281 fronts 50 feet on the easterly margin of Greenway Avenue and extends back between parallel lines 193.0 feet to an alley.

Being the same property conveyed to Elizabeth H. Cunagin and husband, Andrew E. Cunagin, by deed from Robert Dougher and wife, Kimberly R. Dougher, dated June 22, 2006, recorded June 23, 2006, as Instrument No. 20060623-0075190, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2011 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 332, page 174, Register's Office for Davidson County, Tennessee.

This is improved property known as: **314 Greenway Avenue, Nashville, TN 37205.**

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 12th day of July, 2011.

Elizabeth H. Cunagin

Andrew E. Cunagin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELIZABETH H. CUNAGIN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of July, 2011

(Seal)

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 3, 2015

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANDREW E. CUNAGIN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of July, 2011

(Seal)

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 3, 2015

Notary Public

My Commission Expires: _____

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