(1)

This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P11-0624-D

BILL GARRETT, Davidson County
Trans:T20110077449 DEEDWARR
Recvd: 12/07/11 13:54 2 pgs
Fees:13.00 Taxes:1346.80
20111207-0095615

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

Address of New Owners:
Mr. Andrew Smith
Ms. Amanda K. Powell
126 Lincoln Court
Nashville, TN 37205

Send Tax Bills To:
Owner

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,
Joshua B. Pittman and wife, Elizabeth D. Pittman (formerly known as Elizabeth A. Davis)

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Andrew K. Smith, unmarried and Amanda K. Powell, unmarried, as joint tenants with the right of survivorship

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being the Northerly 17.5 feet of Lot No. 35 and all of Lot Nos. 36 and 37 of Block No. 2 on the Map of the Courts of Belle Meade, of record in Book 547, Page 141, in the Register's Office of Davidson County, Tennessee. Said part of Lot 35 and all of Lot Nos. 36 and 37 front together 77.5 feet on the Westerly side of Lincoln Court and run back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Joshua B. Pittman and Elizabeth D. Davis, both unmarried, as joint tenants with rights of survivorship, by deed from Elinor Hardy Folk, unmarried, dated April 24, 2008, and of record as Instrument Number 20080429-0043680, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right-of-way of Lincoln Court.

This conveyance is subject to all matters shown on a plat of record in Plat Book 547, Page 141, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 126 Lincoln Court, Nashville, TN 37205

THIS CONVEYANCE IS SUBJECT TO: 2011 Davidson County Taxes which have been prorated and paid;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 our hands this the 30th day of November, 2011.

Joshua B. Pittman

Elizabeth D. Pittman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua B. Pittman and wife, Elizabeth D. Pittman, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of November, 2011.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 8/3/2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $364,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2011.

Notary Public

My Commission Expires: 8-19-13

Map: 116 13 0
Parcel: 129.00

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.