BILL GARRETT, Davidson County
Trans: T20120000166 DEEDWARR
Recvd: 01/03/12 11:02 2 pgs
Fees: 13.00 Taxes: 1452.25
20120103-0000218

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

File No.: ALW-AV-11-6224

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
Jennifer D. Pitts and James D. Pitts	new owner	172-13A-004.00CO
(NAME)	(NAME)	
6224 Williams Grove Dr.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, EDITH WILLIAMSON, A WIDOW, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, JENNIFER D. PITTS AND JAMES D. PITTS, WIFE AND HUSBAND, 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. 18 on the Plan of Section One, Williams Grove, of record in Plat Book 9700, Page 520, as amended in Plat Book 9700, Pages 580, 581 and 582, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to J. W. Williamson, Jr. and wife, Edith Williamson by Warranty Deed from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership, dated November 16, 1998, of record in Book 11230, Page 258, as re-recorded in Book 11421, Page 793, in the Register's Office for Davidson County, Tennessee. The said J. W. Williamson, Jr. died on January 20, 2011.

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 6224 Williams Grove Dr., Brentwood, TN 37027
(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 30th day of December, 2011.

Edith Williamson

STATE OF Tennessee
COUNTY OF Davidson

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

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

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



RETURN TO:

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