Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$125,000.00.**

Affiant

Subscribed and sworn to before me this 10 day of January, 20 12.

Notary Public
My Commission expires: 1-17-12
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Michael Avrit	New Owner	15009003000
2942 Walnut Crest Drive		
Antioch, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Morris C. Litton and wife, Mary A. Litton**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michael Avrit and wife, Miriam Katherine Avrit,,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 156 on the Plan of Forest View Park, Section I, of record in Book 3700, pages 109 and 110, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Morris C. Litton and wife, Mary A. Litton by Warranty Deed from Albert B. Hardwick and wife, Kathleen M. Hardwick dated 12/28/73 of record in Book 4777, page 183, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2012 and subsequent years which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 3700, page 109, Register's Office Davidson County, Tennessee.
- Easement of record in Book 4347, page 538, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2942 Walnut Crest Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 10, 2012.

Morris C. Litton
Morris C. Litton

Mary A. Litton
Mary A. Litton

BILL GARRETT, Davidson County
Trans:T20120003089 DEEDWARR
Recvd: 01/13/12 09:33 2 pgs
Fees:13.00 Taxes:462.50
20120113-0003570

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Morris C. Litton and Mary A. Litton** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 10, 2012

My commission expires 1-6-14

Notary Public

