THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,100,000.00. Nancy Enoch Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF April, 2012. Notary Public MY COMMISSION EXPIRES: May 8, 2012 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120031365 DEEDWARR
Recvd: 04/30/12 13:13 2 pgs
Fees:13.00 Taxes:4070.00
20120430-0036713

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith B. Pitts	New Owner	MAP 116-10-0
625 Westview Avenue		PARCEL 036.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **William V. B. Webb and wife, Nancy G. Webb**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keith B. Pitts and wife, Deborah K. Pitts**

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:

Land in Davidson County, Tennessee, being the westerly 87 1/2 feet front of Lot No. 6 on the Plan of Johnson Bransford's Subdivision of part of Lots Nos 1, 2 and 44 in Deer Park, Belle Meade, record in Plat Book 421, page 115, Registers office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Jackson Boulevard at a point 12 1/2 feet west of the corner of Lots Nos 6 and 7; said point being the southwest corner of the property conveyed to M. B. Howell and wife by deed from S.E. Harwell, et. al of record in Book 871, page 68, Registers office for Davidson County, Tennessee; thence with the northerly margin of said Boulevard eastwardly 87 1/2 feet to the corner of Lots Nos. 5 and 6; thence with the line between said two lots northwardly 339.5 feet, more or less to the northerly line of said Lot No. 6; thence with said line eastwardly 101 feet to the corner of Lots Nos 6 and 7; thence with the line between said two lots southwardly 115 feet to the northeast corner of said Howell property; thence with the northerly line of same westwardly 12/1/2 feet to said Howell's northwest corner; thence with the westerly line of same, southwardly 215 feet, more or less to the beginning.

Being the same property conveyed to William V. B. Webb and wife Nancy G. Webb by Warranty Deed from Terrance Shea and wife Patricia L Glaser Shea of record at Instrument No. 20050805-0092629, Registers office for Davidson County, Tennessee, dated August 1, 2005.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for 2012 which have been prorated and assumed by Grantee; (2) All matters appearing on the plan of record; (3) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **212 Jackson Blvd., 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 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 hand(s) this the 25th day of April, 2012.

William V. B. Webb

Nancy G. Webb

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 **William V. B. Webb** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of April, 2012.

My Commission expires: May 8, 2012

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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 **Nancy G. Webb** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of April, 2012.

My Commission expires: May 8, 2012

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE