WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120032054 DEEDWARR
Recvd: 05/02/12 10:48 2 pgs
Fees:13.00 Taxes:532.43
20120502-0037528

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of April, 2012

Notary Public

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marilyn W. Pitt	Wells Fargo Bank, NA	063160B04700CO
(NAME)	(NAME)	
1601 Aaronwood Drive	10401 Deerwood Park Blvd	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Jachsonville FL 32256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Anthony J. Simonelic and Brittany M. Simonelic**, husband and wife hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Marilyn W. Pitt**, married 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:

Lot 138 as shown on the PLAN OF HAMPTON PARK (formerly Chitwood Downs) of record in Plat Book 6900, Pages 550-552, as corrected in Book 7462, Page 445 and Book 8110, Page 401 and as amended in Book 8181, Page 112, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Anthony J. Simonelic and Brittany M. Arocha, by Deed from Daniel Roy Sikes and wife, Whitney Edwards Sikes, dated 4/8/05 of record in Instrument No. 20050413-0041291 in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Brittany M. Simonelic and Anthony J. Simonelic, wife and husband, by Quit Claim Deed from Anthony J. Simonelic and Brittany M. Simonelic fka Brittany Arocha dated 2/9/11 and recorded in Instrument No. 20110218-0013818 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1601 Aaronwood Drive, Old Hickory, TN 37138

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, has 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 **30th** day of **April, 2012**

Anthony J. Simonelic

Brittany M. Simonelic

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Anthony J. Simonelic and Brittany M. Simonelic**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **April, 2012**

Notary Public

My commission expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY