BILL GARRETT, Davidson County
Trans:T20120045080 DEEDWARR
Recvd: 06/19/12 09:27 2 pgs
Fees:13.00 Taxes:742.75
20120619-0053520

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,742.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES: May 5, 2015

(AFFIX SEAL)

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SAMUEL J. KALCHUK, ET UX	Fifth Third Bank	061-12-0-093.00
(NAME) 1220 PLYMOUTH AVENUE	(NAME) 5001 Kingsley Dr MD 1MOCBQ	
(ADDRESS) NASHVILLE, TN 37216	(ADDRESS) Cincinnati OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **WE, VIRGINIA N. PITTS AND HUSBAND, GREGORY B. PITTS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VIRGINIA SAMUEL J. KALCHUK AND WIFE, REBEKAH M. KALCHUK,** HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 3 and the easterly half of Lot No. 2 on the Map showing the Re-Subdivision of Lots 70, 73, 76, 77, 78, 79, 80, 81, 82, 83, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, and 97 in Eastdale Place of record in Book 974, page 22, said Register's Office, to which reference is here made.

Said Lot No. 3 and part of Lot No. 2 adjoin and together front 100.5 feet on the southerly side of Plymouth Avenue, as on the easterly line of Lot No. 3 and 144.55 feet more or less on the westerly line of part of Lot No. 2 to a dead line which measures 90 feet.

Being the same property conveyed to Virginia N. Pitts from David L. Wilson, Jr. and wife, Nikita Wilson, by deed dated September 28, 2011 of record in Instrument No. 20110930-0076061, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, conditions and restrictions of record in the Register's Office for Davidson County, Tennessee.

This is not the same legal description as the prior deed.

Unimproved ( )
This is improved(X) property, known as 1220 PLYMOUTH AVENUE, NASHVILLE, TN 37216
(House Number) (Street) (P.O. Address) (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 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 15th day of June, 2012.

VIRGINIA N. PITTS

GREGORY B. PITTS

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 **Virginia N. Pitts and Gregory B. Pitts,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of June, 2012.

My commission expires: May 5, 2015

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON