THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

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

BILL GARRETT, Davidson County
Trans:T20120074012 DEEDWARR
Recvd: 10/01/12 14:24 3 pgs
Fees:18.00 Taxes:1341.25

20121001-0089288

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 362,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF Sept, 2012.

Notary Public

MY COMMISSION EXPIRES: March 8 2016

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold L. Grisham, Jr.	New Owner	MAP&PARCEL 06111027600
4104 Gallatin Road		
Nashville, TN 37216		
(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, **Robert L. Pittman, Jr. and wife, Deborah T. Pittman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Harold L. Grisham, Jr.,** HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lots 5-A, 5-B, 6-A and the south 3 feet of the north 30 feet of Lot No. 6, on part of Lot "B" on Kennedy & Graves Plan of Monte Vista of record in Book 421, Page 143, and the easterly 28 feet of the Gallatin Interurban right-of-way, now abandoned, on a survey by Ralph W. C. Lambert, dated December 4, 1948, as follows:

(1) BEGINNING on the easterly margin of Gallatin Pike, as now located, on a point 30 feet south of the southwest corner of the property conveyed to I B. Moyers by deed from C. C. Woolard et ux, of record in Book 1554, Page 429, said Register' s Office; thence east 90 feet to the west margin of a 15 foot alley; thence with said alley, south 45 feet to the corner of Lots Nos. 5A and 5B; thence with the line between said lots west 90 feet to the east margin of Gallatin Pike; thence with said Pike north 45 feet to the beginning.

(2) SAID Lot 5-A fronts 25 feet on the easterly side of Gallatin Pike and extends back between parallel lines 90 feet to a 15 foot alley.

(3) SAID south 3 feet of said Lot 6 fronts 3 feet on the easterly side of Gallatin Pike and extends back between parallel lines 90 feet to a public alley.

Being the same property conveyed to Robert L. Pittman and wife, Deborah T. Pittman, as tenants by the entirety by Deed from Glen F. Nabors and wife, Nancy B. Nabors of record in Book 10012, page 348, Register's Office for Davidson County, Tennessee, dated April 10, 1996.

The Grantors retain a perpetual easement over the above described property for right of access for ingress and egress to Grantors' property lying east of the above property(Grantors' property being parcels 270 and 271, Davidson County Metropolitan Tax Map 61-11-0), said easement running with the land and being more particularly described as follows:

Beginning at an existing iron rod in the easterly right-of-way line of Gallatin Pike, 80 feet in width, at a corner common with the property of Wilburn L. Bates, Et Ux, as of record in Deed Book 2924, Page 211, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly right-of-way line of Gallatin Pike, North 23 deg 16 min 39 sec East, 13.64 feet to a point;

Thence with a line through the property of Robert L. Pittman & Deborah T. Pittman, as of record in Deed Book 10012, Page 348, at the Register's Office for Davidson County, Tennessee, for the following two calls:

1) South 62 deg 08 min 46 sec East, 68.57 feet to a point;
2) South 72 deg 29 min 33 sec East, 21.47 feet to a point in the westerly right-of-way line of an unnumbered alley;

Thence with the westerly right-of-way line of unnumbered alley, South 23 deg 16 min 39 sec West, 13.67 feet to a point;

Thence with a line through the property of Robert L. Pittman & Deborah T. Pittman, North 72 deg 29 min 33 sec West, 21.33 feet to a point in the northerly property line of Wilburn L. Bates, Et Ux;

Thence with the northerly property line of Wilburn L. Bates, Et Ux, North 62 deg 08 min 46 sec West, 68.71 feet to the **POINT OF BEGINNING**. Containing 1,225 square feet or 0.028 acres more or less as shown by Boundary Survey prepared by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee License No. 1512, dated September 4, 2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All matters appearing on the plan of record in Plat Book 421, page 143; Grant of Easement of record as Instrument No. 20121001-0089286, said Register's Office.

This is **(X)** IMPROVED property known as **4104 Gallatin Road, Nashville, TN 37216.**

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 hands this the 25th day of September, 2012.

Robert L. Pittman, Jr.

Deborah T. Pittman

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 **Robert L. Pittman, Jr.** 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 20th day of September, 2012.

My Commission expires: March 8, 2016

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 **Deborah T. Pittman** 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 20th day of September, 2012.

My Commission expires: March 8, 2012

Notary Public

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