BILL GARRETT, Davidson County
Trans:T20120084138 DEEDWARR
Recvd: 11/05/12 09:34 2 pgs
Fees:13.00 Taxes:499.50
20121105-0101461

# WARRANTY DEED

G-KW-12-3453

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: 5:20-14
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP/PARCEL NUMBERS |
|---|---|---|
| Rachelle Holloman | New American Mortgage, LLC | |
| 3453 Harbor Hill Place (ADDRESS) | 841 Seahawk Circle (NAME) (ADDRESS) | 108-12-B-239.00 CO |
| Nashville, TN 37214 (CITY) (STATE) (ZIP) | Virginia Beach, VA 23452 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KATRINA WATTS, UNMARRIED AND MICHAEL PITCHER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RACHELLE HOLLOMAN, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 34, HARBORVIEW-FINAL PHASE, SECTION TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 708, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO KATRINA WATTS BY QUITCLAIM DEED FROM JASON DOUGLAS WATTS, UNMARRIED, DATED OCTOBER 17, 2012, FILED FOR RECORD ON _____ IN INSTRUMENT NO. 20121105-0101459, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER BEING THE SAME PROPERTY CONVEYED TO KATRINA WATTS, MARRIED AND MICHAEL PITCHER, MARRIED, AS TENANTS IN COMMON BY WARRANTY DEED FROM SONDRA JEAN HALTER, UNMARRIED, RECORDED ON THE 1ST DAY OF SEPTEMBER, 2006 IN INSTRUMENT NO. 20060901-0108233, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 9700, PAGE 708; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 10125, PAGE 494, BOOK 10344, PAGE 233, BOOK 10386, PAGE 334 AND INSTRUMENT NO. 19991215-0303474; BY-LAWS OF RECORD IN BOOK 10316, PAGE 891; HOA CHARTER OF RECORD IN BOOK 10316, PAGE 886; AND STORMWATER DETENTION AGREEMENTS OF RECORD IN BOOK 7390, PAGE 270 AND BOOK 10937, PAGE 376, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE DOES NOT JOIN IN THE EXECUTION OF THIS DEED DUE TO THE PROPERTY NEVER HAVING BEEN THEIR PRIMARY, NOR MARITAL, RESIDENCE.

unimproved ( )
This is improved ( X ) property, known as 3453 Harbor Hill Place, Nashville, Tennessee 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 30th day of October, 2012.

Katrina Watts

Katrina Watts

Michael Pitcher by Katrina Watts, attorney in fact

Michael Pitcher by Katrina Watts, Attorney
In Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katrina Watts, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

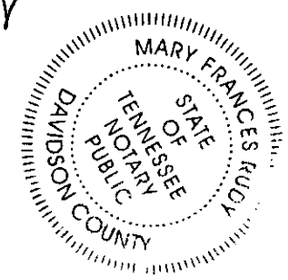
Witness my hand and official seal, this the 30th day of October, 2012.

Mary Frances Rudy

Notary Public

My Commission Expires: 5-20-14

(SEAL)




STATE OF Tennessee
COUNTY OF Davidson

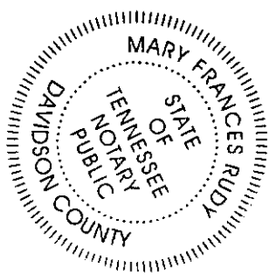
On this the 30th day of October, 2012, before me personally appeared Katrina Watts to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michael Pitcher and who acknowledged he/she/they executed the same as the free act and deed of the said Michael Pitcher.

Witness my hand and official seal, this the 30th day of October, 2012.

Mary Frances Rudy

Notary Public

My Commission Expires: 5-20-14




**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903