Map and Parcel: 142-3-13.00

This Instrument Was Prepared By:

William J. Yost, Attorney
WILLIAMSON COUNTY ESCROW AND TITLE, INC.
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 794-8780

Send Tax Bills To:

SAME AS NEW OWNER
717 Stirrup Ct
Nashville, TN 37221

New Owner:
Jeremy Click

717 Stirrup Ct

Nashville, TN 37221

Mortgagee:
Flagstar Bank

BILL GARRETT, Davidson County
Trans:T20120087928 DEEDWARR
Recvd: 11/16/12 14:46 3 pgs
Fees:18.00 Taxes:943.50
20121116-0106123

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, BEVERY WICHMAN PITTMAN AND HUSBAND, MARCUS H. PITTMAN, Grantors, have bargained and sold and by these presents do transfer and convey unto JEREMY ADAM CLICK, Grantee, his heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

Land in Davidson County, Tennessee, being Lot 351, Walnut Hill Manor, Section 1, as shown on plat of record in Plat Book 4460, page 108, 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 Beverly Wichman by Warranty Deed of Gretchen Sakkinen and husband, Shane A. Sakkinen of record at Instrument No. 20090930-0090592, Register's Office of Davidson County, Tennessee. By QuitClaim Deed of record at Instrument No. 20100511-0036245, Beverly Wichman Pittman (one and the same person as Beverly Wichman) conveyed her interest in the subject property to Beverly Wichman Pittman and husband, Marcus H. Pittman, as Tenants by the Entirety.

This is ( ) unimproved (X) improved property with an address of 717 Stirrup Court, Nashville, TN 37221

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND GRANTORS DO COVENANT with the said Grantee that they are lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: 1) Subject to all matters shown on Plan of record in Plat Book 4460, page 108, Register's Office for Davidson County, Tennessee. 2) Covenants, Conditions and Restrictions for Walnut Hill Manor, Section 1 of record in Book 4643, page 946; as amended in Book 5057, page 885; Book 5440, page 138 and Book 5526, page 322, Register's Office for Davidson County, Tennessee.

AND GRANTORS DO FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands on this the 31st day of October, 2012.

Beverly Wichman Pittman
BEVERLY WICHMAN PITTMAN

BY: Paul T. Nowak Jr.
PAUL T. NOWAK, JR., ATTORNEY-IN-FACT

Marcus H. Pittman
MARCUS H. PITTMAN

BY: Paul T. Nowak Jr.
PAUL T. NOWAK, JR., ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul T. Nowak, Jr., the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument in behalf of Beverly Wichman Pittman and Marcus H. Pittman and acknowledged that he executed the same as the free act and deed of the said Beverly Wichman Pittman and Marcus H. Pittman.

WITNESS my hand, at office, this 31st day of October, 2012.

JEAN POTEETE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Jean Poteete
NOTARY PUBLIC

My Commission Expires: 6/24/2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Two Hundred Fifty Five Thousand and no/100 Dollars ($255,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Dana Russo
AFFIANT

Sworn to and subscribed before me this 31st day of October, 2012.

Kate Rosenthal
NOTARY PUBLIC

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 9, 2014