BILL GARRETT, Davidson County
Trans: T20130005237 DEEDWARR
Recvd: 01/18/13 10:12 2 pgs
Fees: 13.00 Taxes: 234.95
20130118-0006209

WARRANTY DEED

PITT-H13008

RHONDA M. SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
MY COMMISSION EXPIRES: June 22, 2015

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,500.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th DAY OF January, 2013.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Randy W. Pitt , unmarried	SAME	Map 22 Parcel 49
P.O. Box 988		
Goodlettsville, TN 37070		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, HELEN POWERS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto RANDY W. PITT , 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:

SEE ATTACHED EXHIBIT A

( ) unimproved
This is (X) improved property known as 2844 Claylick Road, Whites Creek, Tennessee 37189 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 14th day of January, 2013 :

Helen Powers

Helen Powers

STATE OF Tennessee
COUNTY OF SUMNER

Personally appeared before me, Rhonda M Schneider, a Notary Public in and for said County and State, the within named HELEN POWERS, UNMARRIED, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 14th day of January, 2013.

Notary Public

My Commission Expires: _____

RHONDA M. SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
MY COMMISSION EXPIRES: June 22, 2015

EXHIBIT A

LAND in the 10th Councilmanic District of Davidson County, Tennessee, described according to a survey by Tommy E. Walker, Tennessee License No. 1465, dated 8-29-87, as follows:

BEGINNING at an iron pin in the northerly margin of Clay Lick Road; said pin being the most southwest corner to herein described tract; thence now leaving said margin N 35 deg. 20' 49" W, 475.30 feet to an existing iron pin; thence S 83 deg. 08' 55" E, 343.48 feet to an existing corner post; thence S 82 deg. 13' 29" East, 754.42 feet to an existing iron pin in the northerly margin of said Clay Lick Road; thence with said margin for the next five calls: S 83 deg. 20' 38" W, 289.91 feet to a point; thence with a curve to the left (I = 20 deg. 18' 42", R = 524.14 feet, & L = 185.81 feet) 185.81 feet to a point; thence S 62 deg. 55' 07" W, 64.92 feet to a point; thence S 60 deg. 42' 31" W, 108.52 feet to a point; thence with a curve to the right (I = 16 deg. 58' 28", R = 711.37 feet & L = 210.75 feet) 210.75 feet to the point of beginning, containing 3.89 acres, more or less.

Being the same property conveyed to Helen Powers by Deed or record in Book 11574, page 859, recorded July 16, 1999, Register's Office for Davidson County, Tennessee.