(2)

WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

BILL GARRETT, Davidson County
Trans:T20130021297 DEEDWARR
Recvd: 03/15/13 09:25 2 pgs
Fees:13.00 Taxes:407.00

20130315-0025854

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE or
COUNTY OF Wilson-Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2013.

Notary Public

MY COMMISSION EXPIRES: 2-3-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tiffany N. Pitts	Mortgage Investors Group	149-04-0-115.00
(NAME)	(NAME)	
2611 Edge O Lake Drive	830 E Walker Springs Lane #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, we, **Marjorie H. DePriest, Trustee, The George DePriest Jr. and Marjorie H. DePriest Revocable Living Trust dated 7/25/2000 as amended on 8/10/2004 & Marjorie H. DePriest, Trustee George DePriest Jr TRUST B/UA dated 7/25/2000 as amended 8/10/2004** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Tiffany N. Pitts, a single person**, hereinafter called the GRANTEE(S), their heirs and/or 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. 497 on the Plan of Edge-0-Lake Estates, Section Six, as of record in Plat Book 3700, pages 15 and 16, Register's office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to George DePriest Jr. or Marjorie H. DePriest, Trustee(s) of the George DePriest Jr. and Marjorie H. DePriest Revocable Living Trust by Deed from George DePriest, Jr. and wife, Marjorie H. DePriest, dated 09/28/2000 and filed for record on 09/28/2000 in Instrument 200009280096075, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marjorie H. DePriest Trustee of the George DePriest Jr. Trust B, U/A dated July 25, 2000 as amended August 10, 2004, a fifty percent (50%) interest as tenant in common by Deed from Marjorie H. DePriest, Trustee of The George DePriest Jr. and Marjorie H. DePriest Revocable Living Trust dated July 25, 2000 as amended on August 10, 2004, dated 11/09/2007 and filed for record on 10/03/2008 in Instrument 200810030100585, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 3700, Page 15, Plat Book 3700, Page 16, said Register's Office.

Restrictions of record in Book 3908, Page 161, said Register's Office.

Right of Way Easement of record in Book 4578, Page 385, said Register's Office.

All matters, including but not limited to a TVA Easement, shown on the plan of record in Plat Book 3700, Page

15-16, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2611 Edge O Lake Drive, Nashville, TN 37217
(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/or 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/or 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 hand this 14th day of March, 2013.

Marjorie H. DePriest, Trustee, The George DePriest Jr. and Marjorie H. DePriest Revocable Living Trust dated 7/25/2000 as amended on 8/10/2004 & Marjorie H. DePriest, Trustee George DePriest Jr TRUST B/UA dated 7/25/2000 as amended 8/10/2004

by: Marjorie H. DePriest, Trustee
By: Barbara D. Dorman, Attorney-in-fact
Marjorie H. DePriest, Trustee
By: Barbara D. Dorman, Attorney in Fact

State of TN
County of Wilson

Personally appeared before me, the undersigned authority, a notary Public for said County and State, Barbara D. Dorman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal the 14th day of March, 2013.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122