BILL GARRETT, Davidson County
Trans:T20130046879 DEEDWARR
Recvd: 06/05/13 11:09 2 pgs
Fees:13.00 Taxes:444.00
20130605-0057025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 120,000.00

Affiant

Subscribed and sworn to before me this 23rd day of May, 2013.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
WILLIAM HILLIS	NEW OWNER	**02607006500**
101 HEATHCOTE CT		
GOODLETTSVILLE, TN 37072		

FOR AND IN 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 ACKNOWLEDGE, WE,

C. DAVID PITZER and TIMOTHY G. PITZER and BRENDA P MILLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WILLIAM HILLIS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 171 on the Plan of Windsor Green, Phase 1, Section 3, of record in Book 6250, Page 46, Register's Office for Davidson County, Tennessee.

SAID Lot No. 171, which is a corner lot, fronts 39.56 feet on the Southerly margin of Windsor Trace and fronts 85.80 feet on the Southerly margin of Heathcote Court, said frontages being joined by a curve having a length of 38.08 feet, and extends back 98.99 feet on the Southerly line and 76.92 feet on the Westerly line to a point of intersection.

BEING THE SAME PROPERTY CONVEYED TO C. DAVID PITZER AND TIMOTHY G. PITZER AND BRENDA P. MILLER BY WARRANTY DEED FROM WILLIE P. UHLES, UNMARRIED DATED 06/23/2006 RECORDED ON 06/28/2006 IN INSTRUMENT NO. 20060628-0077432 SAID REGISTER'S OFFICE FOR SAID COUNTY.

C. David Pitzer, Timothy G. Pitzer & Brenda P. Miller are each married persons. Said property was for investment purposes only & not the residence of any of the Grantors.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 101 HEATHCOTE CT, GOODLETTSVILLE, TN 37072.

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 in 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 my/our hand(s) this 23rd day of May, 2013.

C. DAVID PITZER

TIMOTHY G. PITZER
BY C DAVID PITZER, ATTORNEY-IN-FACT

BRENDA P MILLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **C. DAVID PITZER** and **BRENDA P MILLER,** the within named Grantors, 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, at office, this 23rd day of May, 2013.

Notary Public

My Commission Expires: 7-30-14

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby certify, that on this 23rd day of May, 2013, before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **C DAVID PITZER** to me known to be the person who executed the foregoing instrument in behalf of **TIMOTHY G PITZER** as his/her Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said **TIMOTHY G PITZER**.

Witness my hand, at office, this 23rd day of May, 2013.

Notary Public

My Commission Expires: 7-30-14

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN