Box14

NEW OWNER:

Charles D. Brooks
Elizabeth K. Brooks
314 Greenway Avenue
Nashville, TN 37205

SEND TAX BILLS TO:
CEFCU
PO Box 1715
Peoria, IL 61656

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 13-0592

Map 104

Group 05-0

Parcel 345.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130050480 DEEDWARR
Recvd: 06/17/13 08:41 3 pgs
Fees:18.00 Taxes:2652.90
20130617-0061306

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seven Hundred Seventeen Thousand and 00/100 Dollars ($717,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ADAM S. PITTS, an unmarried man, and ASHLEY B. PITTS n/k/a ASHLEY BAGGETT, an unmarried woman,** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **CHARLES D. BROOKS and ELIZABETH K. BROOKS, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 281 on the Plan of Richland Realty Company's First Addition to Subdivision "B" of record in Plat Book 332, Page 174, said Register's Office.

Said Lot No. 281 fronts 50 feet on the easterly margin of Greenway Avenue and extends back between parallel lines 193.0 feet to an alley.

Being the same property conveyed to Adam S. Pitts and wife, Ashley B. Pitts by Warranty Deed from Elizabeth H. Cunagin and husband, Andrew E. Cunagin, dated July 12, 2011, and of Instrument No. 20110715-0054198, Register's Office for Davidson County, Tennessee. Adam S. Pitts and Ashley B. Pitts are now divorced pursuant to Divorce Decree Case No. 12D-1608, filed on September 12, 2012 and Ashley B. Pitts is now known as Ashley Baggett for the purposes contained herein.

This is IMPROVED property known as 314 Greenway Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 14th day of June, 2013.

Adam S. Pitts

ADAM S. PITTS

By: Brittany Dugas

Brittany Dugas, Attorney-in-Fact Pursuant to Power of Attorney of Record ROWCT, Book _____, Page _____ 20130617-0061305

Ashley B. Pitts n/k/a Ashley Baggett

ASHLEY B. PITTS n/k/a ASHLEY BAGGETT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BRITTANY DUGAS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **ADAM S. PITTS**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of JUNE, 2013.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ASHLEY B. PITTS n/k/a ASHLEY BAGGETT**, 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 office this 14th day of JUNE, 2013.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 717,000.00 .

Brittany Dugas

AFFIANT

Sworn to and subscribed to before me this 14th day of JUNE, 2013.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY