File Box 243

This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

ADDRESS NEW OWNER:
Neil Chaffin
2173 Granny Wright Lane
Hermitage, TN 37076

SEND TAX BILL:
Neil Chaffin
2173 Granny Wright Lane
Hermitage, TN 37076

MAP AND PARCEL:
147030B04700CO

BILL GARRETT, Davidson County
Trans:T20130066101 DEEDWARRSP
Recvd: 08/02/13 08:26 3 pgs
Fees:18.00 Taxes:121.73
20130802-0080591

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 32,900.00.

AFFIANT

Subscribed and sworn to before me this 30th day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 10/5/15

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Pamela Reeves, Executrix of the Estate of Dorothy Mai Pitmon a/k/a Dorothy M. Pitmon,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 13P-312, has this day bargained and sold, and does hereby transfer and convey unto **Neil Chaffin and wife, Sandra Chaffin**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN
This is improved property known 370 Wallace Road, E-9, Nashville, TN 37211.

And now **Pamela Reeves, Executrix of the Estate of Dorothy Mai Pitmon a/k/a Dorothy M. Pitmon**. for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby convey all of her and the Estate's interest unto the said **Neil Chaffin and wife, Sandra Chaffin**, their heirs and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to such limitations and restrictions as may affect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 30th day of July, 2013.

Estate of Dorothy Mai Pitmon

By: Pamela Reeves, Executrix
Pamela Reeves, Executrix

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Pamela Reeves,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as **Executrix of the Estate of Dorothy Mai Pitmon a/k/a Dorothy M. Pitmon** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 13P-312. the bargainor, and as such Executrix, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 30th day of July, 2013.

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 10/5/15

File No.: 2013-068

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. E-9 on the plan of Southern Hills Condominiums, according to the Master Deed of record in Book 6594, page 502, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Units.

Being the same property conveyed to Dorothy M Pitmon by deed from Holly Hills Apartments, LLC of record in Book 11482, page 714, Register's Office for Davidson County, Tennessee. Dorothy Mai Pitmon died on January 19, 2013 and her Last Will and Testament specified that her real property be deposed by the executrix as property of the Estate. Pursuant to the orders of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 13P-312, Pamela Reeves as Executrix of the Estate of Dorothy Mai Pitmon has been authorized to sell the property.

This conveyance is subject to 2013 taxes, prorated and assumed by the Grantees; The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provision and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone, cable and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Southern Hills Condominiums of record in Book 6594, page 502, and Book 7044, page 209, said Register's Office. Subject to the assessment of homeowners association fees, if any. Subject to Utility Easement as set out in Book 4435, page 29, said Register's Office. Subject to the rights and claims of parties in possession. This property is being sold as is.