WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130070017 DEEDWARR
Recvd: 08/14/13 12:49 2 pgs
Fees: 13.00 Taxes: 601.25

20130814-0085388

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August, 2013

Notary Public:

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jacob T. Simmons	NEW OWNER	Parcel ID:
4175 Longfellow Dr.		062020B19000CO
Nashville, TN 37214		

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 acknowledged, we

Edwin A. Pitts, Jr. and wife, Brittany H. Pitts f/k/a Brittany Hudnall

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jacob T. Simmons and wife, Catherine J. Simmons

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. 196 on the Plan of Abbington Park, Phase One, Section Four of record in Instrument 20050110-0003256, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Edwin A. Pitts, Jr. and Brittany Hudnall, as joint tenants with right of survivorship, by deed from James B. Evans, of record in Instrument 20080306-0022798, said Register's Office. The said Brittany Hudnall is now known as Brittany Pitts.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20030213-0020075; Instrument 20030303-0027406, and Instrument 20000720-0071648, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20050110-0003256, said Register's Office; (3) Storm Water Detention Agreement of record in Instrument 20030109-004246 and 20030508-0061633, Register's Office for said County; (4) Flowage Easement granted to the United States of America of record in Book 2242, Page 513, Register's Office for said County; (5) Tranmission Line Easement to the United States of America of record in Book 1163, Page 341, Register's Office for said County; (6) Easement for 20 foot right of way for ingress and egress conveyed to Olin M. Weakley of record in Book 1198, Page 525, Register's Office for said County; (7) Declaration of Restrictions which restrict the property described therein to use only as open green space of record in Instrument 20010402-0031520, Register's Office for said County; (8) Abbington Park Subdivision Sign Easement of record in Instrument 20040630-0077518, Register's Office for said County.

Brittany Pitts and Brittany Hudnall being one and the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4175 Longfellow Dr., Nashville, TN 37214

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 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 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 our hands this 8 day of August, 2013.

Edwin A. Pitts, Jr.

Brittany H. Pitts

STATE OF Texas
COUNTY OF Smith

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edwin A. Pitts, Jr. and wife, Brittany H. Pitts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tyler, Texas, this 8th day of August, 2013.

My Commission Expires: _____

Paxton B. Robertson
Notary Public

PAXTON B. ROBERTSON, JR.
Notary Public
STATE OF TEXAS
My Comm. Exp. June 22, 2017