BILL GARRETT, Davidson County
Trans:T20130077727 DEEDWARR
Recvd: 09/09/13 09:54 4 pgs
Fees:23.00 Taxes:488.40

20130909-0094704

WARRANTY DEED

ET-13-3034

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/26/16
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lizette Green	Lizette Green	
745 Tulip Grove Road, Unit 801 (ADDRESS)	(NAME) 745 Tulip Grove Road, Unit 801 (ADDRESS)	75-12-C-41.00 CO
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Hermitage, TN 37076 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KATHLEEN M. BITTNER, AN UNMARRIED WOMAN AND CHERYL T. BRUNING, AN UNMARRIED WOMAN, ROBERT BITTNER, DONALD BITTNER AND THOMAS BITTNER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LIZETTE GREEN, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 801, Building 8, BROOKSIDE PARK TOWNHOMES, PHASE TWO, as shown on plat of record in Instrument No. 20001010-0100359, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Jerome E. Bittner and Kathleen M. Bittner to Jerome E. Bittner, Kathleen M. Bittner and Cheryl T. Bruning as recorded on the 6th day of May, 2004 in Instrument No. 20040506-0051890 and Warranty Deed from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes to Jerome E. Bittner and Kathleen M. Bittner, Husband and Wife as recorded on the 10th day of July, 2002 in Instrument No. 20020710-0083137, in the Register's Office of Davidson County, Tennessee.

The said Jerome E. Bittner having since passed on the 3rd day of December, 2006. The said Robert Bittner, Donald Bittner and Thomas Bittner, sole surviving heirs of the said Jerome E. Bittner, conveys any and all interest in the said property.
Robert Bittner, Donald Bittner and Thomas Bittner never resided in said property.

Power of Attorney from Kathleen M. Bittner to Cheryl T. Bruning of record in Instrument No. 20130909 0094702, Register's Office for Davidson County, Tennessee.

Power of Attorney from Robert Bittner, Donald Bittner and Thomas Bittner to Cheryl T. Bruning of record in Instrument No. 20130909 0094701, Register's Office for Davidson County, Tennessee. 20130909 0094703
20130909 0094703

This conveyance is subject to any and all existing easements and restrictions as shown of record.
Including but not limited to the following:
Taxes and assessments for the year 2013 and subsequent years an lien not yet due and payable; Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOKSIDE PARK TOWNHOMES, PHASE TWO, as recorded in Instrument No. 20001010-0100359; Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 11653, Page 251 and Instrument Nos. 20000718-0070532 and 20010212-0013362; Charter of Homeowners Association recorded in Book 11653, Page 248; Conveyance to Metro Government recorded in Book 4126, Page 977, Said Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 745 Tulip Grove Road, Unit 801, Hermitage, Tennessee 37076

(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 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 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 9th day of August, 2013.

Kathleen M Bittner by Cheryl T Bruning; attorney in Fact
Kathleen M. Bittner by Cheryl T. Bruning her attorney- In -Fact

Cheryl T. Bruning
Cheryl T. Bruning

Robert Bittner by Cheryl T. Bruning; attorney in Fact.
Robert Bttner by Cheryl T. Bruning his Attorney- In -Fact

Donald Bittner by Cheryl T. Bruning; attorney in Fact
Donald Bittner by Cheryl T. Bruning his Attorney- In -Fact

Thomas Bittner by Cheryl T. Bruning, attorney in Fact
Thomas Bittner by Cheryl T. Bruning his Attorney- In -Fact

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520

STATE OF Tennessee

COUNTY OF Wilson

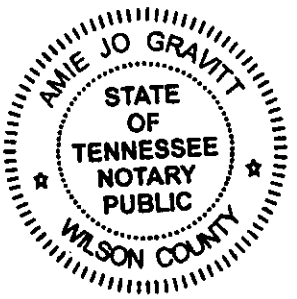
On this the 9th day of August, 2013, before me personally appeared Cheryl T. Bruning to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kathleen M. Bittner and who acknowledged she executed the same as the free act and deed of the said Kathleen M. Bittner.

Witness my hand and official seal, this the 9th day of August, 2013.

Amie Jo Gravitt

Notary Public

My Commission Expires: 10/26/16



STATE OF Tennessee

COUNTY OF Wilson

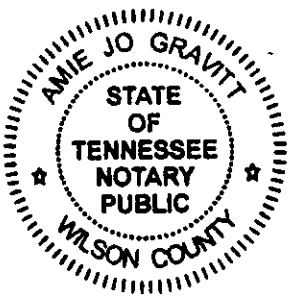
On this the 9th day of August, 2013, before me personally appeared Cheryl T. Bruning to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of August, 2013.

Amie Jo Gravitt

Notary Public

My Commission Expires: 10/26/16



STATE OF Tennessee

COUNTY OF Wilson

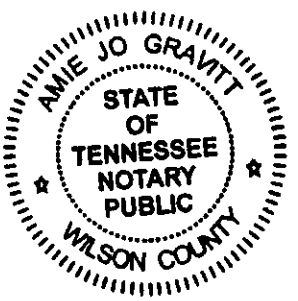
On this the 9th day of August, 2013, before me personally appeared Cheryl T. Bruning to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Robert Bittner and who acknowledged she executed the same as the free act and deed of the said Robert Bittner.

Witness my hand and official seal, this the 9th day of August, 2013.

Amie Jo Gravitt

Notary Public

My Commission Expires: 10/26/16



STATE OF Tennessee

COUNTY OF Wilson

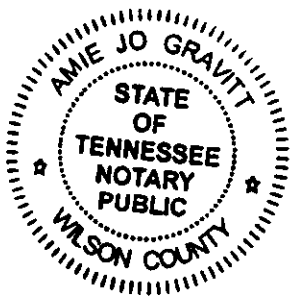
On this the 9th day of August, 2013, before me personally appeared Cheryl T. Bruning to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Donald Bittner and who acknowledged she executed the same as the free act and deed of the said Donald Bittner.

Witness my hand and official seal, this the 9th day of August, 2013.

Amie Jo Gravitt

Notary Public

My Commission Expires: 10/26/16



STATE OF Tennessee

COUNTY OF Wilson

On this the 9th day of August, 2013, before me personally appeared Cheryl T. Bruning to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Thomas Bittner and who acknowledged she executed the same as the free act and deed of the said Thomas Bittner.

Witness my hand and official seal, this the 9th day of August, 2013.

Amie Jo Gravitt

Notary Public

My Commission Expires: 10/26/16

