BILL GARRETT, Davidson County
Trans:T20130086918 DEEDWARR
Recvd: 10/08/13 10:17 2 pgs
Fees:13.00 Taxes:499.50
20131008-0105525

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Stephen R. Pitman
714 Spence Enclave Lane
Nashville, TN 37210

SEND TAX BILL TO:
First Tennessee Bank
300 Court Ave. 3rd Floor
Memphis, TN 38103

MAP/PARCEL 094-16-0E-020.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Natalie A. Cecil, a single woman,** has this day bargained and sold, and does hereby transfer and convey unto **Stephen R. Pitman,** unmarried, certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Spence Enclave Townhomes, a planned unit development of record in Instrument Number 20061115-0141672 and amended in Instrument No. 20061117-0142842, Instrument No. 20061213-0153595, Instrument No. 20080222-0017508, Instrument No. 20080423-0041404, Instrument No. 20080507-0047102, Instrument No. 20100427-0031915, Instrument No. 20100428-0032407 and Instrument No. 20121116-0105801, in the 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 Natalie A. Cecil, an unmarried woman by Deed from R.J. York Homes, LLC, a Tennessee limited liability company of record at Instrument No. 20080502-0045015, Register's Office for Davidson County, Tennessee, dated April 28, 2008 and recorded on May 2, 2008.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2013 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters, and restrictions in Instrument Number 20061115-0141672 and amended in

Instrument No. 20061117-0142842, Instrument No. 20061213-0153595, Instrument No. 20080222-0017508, Instrument No. 20080423-0041404, Instrument No. 20080507-0047102, Instrument No. 20100427-0031915, Instrument No. 20100428-0032407 and Instrument No. 20121116-0105801, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 4th day of October, 2013.

Natalie A. Cecil

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Natalie A. Cecil** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 4th day of October, 2013.

NOTARY PUBLIC

KRISTA NIEHAUS
Notary Public, Kentucky
State At Large
My Commission Expires
March 5, 2017

My Commission Expires: 3/5/17

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $135,000.00.

AFFIANT

Subscribed and sworn to before me this the 4th day of October, 2013.

NOTARY PUBLIC

My Commission Expires: 9.12.16

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY