WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130091447 DEEDWARR
Recvd: 10/24/13 14:33 2 pgs
Fees:13.00 Taxes:462.50
20131024-0110999

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Kyle R Pitts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of October, 2013

Carla Johnson
Notary Public

MY COMMISSION EXPIRES: 11.23.2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle R. Pitts	Primary Residential Mortgage, Inc.	176-05-0B-146.00-CO
(NAME)	(NAME)	
304 Rocky Top Court	1480 North 2200 West	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Salt Lake City, UT, 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Housing Rehab & Renovations, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kyle R. Pitts, a single man**, 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 being in Davidson County, Tennessee, Being Lot 244, of the Plan of Hickory Woods Estates, Section C, filed of record in Plat Book 6900, Pages 885-887, in the Register's Office of Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Housing Rehab & Renovations, LLC by deed from Bank of America, N.A., dated August 02, 2013, of record in Instrument No. 20130819-0087053, in said Register's Office. Previously conveyed to Bank of America, N.A., by Substitute Trustee's Deed from Recontrust Company, N.A., Substitute Trustee, dated July 24, 2013, of record in Instrument No. 20130819-0087052, in said Register's Office. Property being previously conveyed to Jerome Wright, a single person by Warranty Deed from Richard Bishop and Robin Wheeler and Teresa Bamford dated July 31, 2009 of record in Instrument No. 20090804-0072966, Register's Office of Davidson, County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 304 Rocky Top Court, Antioch, TN 37013

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, has 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 **18th** day of **October, 2013**

Housing Rehab & Renovations, LLC, a
Tennessee limited liability company
By Dustin Wheatley, Managing Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary in and for said County and State, personally appeared the within named, **Dustin Wheatley** whom I am personally acquainted and upon his oath acknowledged himself to be **Managing Member** and that he executed the foregoing instrument for the purpose therein contained by signing on behalf of **Housing Rehab & Renovations, LLC.**

WITNESS my hand and official seal at Murfreesboro, Tennessee this 18th day of October, 2013.

NOTARY

MY COMMISSION EXPIRES: 11.23.2015

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122