Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-0397

BILL GARRETT, Davidson County
Trans:T20140031422 DEEDWARR
Recvd: 05/07/14 09:37 2 pgs
Fees:13.00 Taxes:370.00
20140507-0038785

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of May, 2014

Notary Public
Commission Expires: _____

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 1-18-2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
Samuel Hawksley 1210 N 7Th St Nashville, TN 37207	~~CASH~~ New Owner	071-16-0-233.00

WARRANTY DEED

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,

PITA, a Tennessee series limited liability company, Series, No. 12-004

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Samuel Hawksley

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 Lots 190 and 191, as shown on the Map entitled Oakwood Park, of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description thereof.

BEING the same property conveyed to PITA, a Tennessee series limited liability company, Series, No. 12-004, by Quitclaim Deed from Tonya Zuckerman, married, dated 9/12/13 and recorded 9/19/13 in Instrument Number 20130919-0098987; and part of the same property previously conveyed to Tonya Zuckerman by Quitclaim Deed from Steven M. Zuckerman and wife, Tonya Zuckerman, dated 8/12/08 and recorded 8/19/08 in Instrument Number 20080819-0085291; and the same property previously conveyed to Tonya Zuckerman by Warranty Deed from Metropolitan Development and Housing Agency, dated 4/21/06 and recorded 5/18/06 in Instrument Number 20060518-0058562, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1210 N 7Th St, Nashville, TN 37207.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of May, 2014.
PITA, a Tennessee series limited liability company, Series, No. 12-004

By: Tonya Zuckerman-Morris

Its President

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Tonya Zuckerman - Morris with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of **PITA, a Tennessee series limited liability company, Series, No. 12-004**, the within named bargainor, a limited liability company, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this 5 day of May 2014.

Notary Public

Commission Expiration:

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016