File No. 140382

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140032758 DEEDWARR
Recvd: 05/12/14 13:39 2 pgs
Fees:13.00 Taxes:88.80
20140512-0040483

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,000.00

Timothy L Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2014.

Brenda Shelby
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BRENDA SHELBY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-17-2015

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy L. Wilson	Timothy L. Wilson	043 10 0A 035.00
(NAME) 1290 Goodmorning Dr.	(NAME) 1290 Goodmorning Dr.	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(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, WE, Jack Pitt, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy L. Wilson, 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 Unit No. B-205 (B-39), in a Horizontal Property Regime, which is located on the plat of Madison Park, of record in Book 5200, page 179-182, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Jack Pitt and wife, Betty Pitt by deed from Kaye R. Wright, an unmarried person, dated November 26, 2001 and recorded on December 14, 2001 in Instrument No. 20011214-0138430, Register's Office, Davidson County, Tennessee. The said Betty Pitt is now deceased leaving Jack Pitt as the surviving tenant by the entirety. Jack Pitt and Jack T.Pitt being one and the same person.

Benjamin Pitt executed this instrument on behalf of Jack Pitt pursuant to a Power of Attorney of record in Instrument No. 20140512-0040482 Register's Office, Davidson County, Tennessee.

Subject to the plan of record in Plat Book 5200, page 179-182, said Register's Office.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Madison Park of record in Book 5462, page 614, as amended in Book 8014, page 416, said Register's Office.

Amendment to By-Laws of Madison Park of record in Book 10895, page 319, said Register's Office.

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unimproved ☐

This is improved ☒ property, known as 555 N Dupont Avenue Condominium #B-39, Madison, TN 37115

(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 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 my hand this 7th day of May, 2014.

Jack Pitt
By: Benjamin Pitt, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Benjamin Pitt with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Jack Pitt as his Attorney in Fact as the free act and deed of the within named Jack Pitt.

Witness my hand and official seal this 7th day of May, 2014.

Commission expires:

Notary Public

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016