RECORD AND RETURN TO:
Hallmark Title Company
100 Bluegrass Commons Blvd.
Suite 115
Hendersonville, TN 37075

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140064158 DEEDWARR
Recvd: 08/28/14 16:13 2 pgs
Fees:13.00 Taxes:555.00
20140828-0078931

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 12/21/15

TINA HAWKINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY SUMNER

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Benjamin R. Pitt, a single man	F&M BANK	071 11 0 049.00
(NAME)	(NAME)	
130 Meridian Court	50 Franklin St	
(ADDRESS)	(ADDRESS)	
Nashville 37207	Clarksville TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifty Thousand And No/100 Dollars ($150,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Malvin M. Brown and wife, Audrelle D. Brown**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Benjamin R. Pitt, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit;
Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Meridian Court of record in Book 2854, Page 105, Register's office for Davidson County, Tennessee
Said Lot No. 8 fronts 99.38 feet on the southerly side of Meridian Court and runs back between lines, 144.4 feet on the westerly line and 169.5 feet on the easterly line to a dead line in the rear, on which it measures 61.05 feet.
Being the same premises conveyed to Malvin M. Brown, unmarried by Warranty Deed from Marcia A. Scott, Unmarried, dated July 26, 1996 and recorded August 2, 1996 in Book Deed 10142, Page 409 in said Register's Office for Davidson County.
Further being the same premises conveyed to Malvin M. Brown and wife Audrelle D. Brown, his/her/ their heirs and assigns by Quitclaim Deed from Malvin M. Brown, married dated November 12, 2009 and recorded November 19, 2009 in Instrument No. 20091119-0106740 in said Register's Office for Davidson County

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.

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unimproved ☐
This is improved ☒ property, known as 130 Meridian Court, 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 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 27th day of August, 2014.

Malvin M. Brown

Audrelle D. Brown

STATE OF TENNESSEE

COUNTY OF

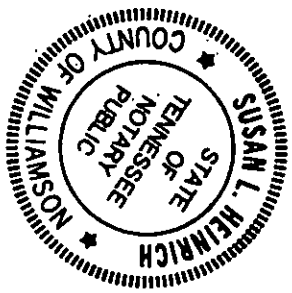
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Malvin M. Brown and Audrelle D. Brownthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of August, 2014.

Notary Public

My Commission Expires: 8/29/2016

(SEAL)



File Number: GRN-141161