Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-0765

BILL GARRETT, Davidson County
Trans:T20140065419 DEEDWARR
Recvd: 09/03/14 13:42 2 pgs
Fees:13.00 Taxes:318.20
20140903-0080485

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

emily jones
Affiant

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of August, 2014

Tracey Perry
Notary Public
Commission Expires: 3-3-15

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jeff R. Miller 332 Keeton Avenue Old Hickory, TN 37138	First Community Mortgage, Inc. and MERS, Inc., solely as nominee for First Community Mortgage, Inc., ISAOA/ATIMA 275 Robert Rose Drive Murfreesboro, TN 37129	044-05-0-038.00

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,

James Thomas Pittman Jr. and wife, Valerie Keener Pittman

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

Jeff R. Miller, a single person

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 Davidson County, Tennessee, being the northwesterly 16 feet of Lot No. 53 and the southeasterly 53 feet of Lot No. 52 on the unrecorded plan of Scenic View Subdivision, and known as Lot "AA", on the unrecorded plan showing a re-subdivision of Lots 51 to 57 and other lots in said subdivision of Scenic View, and described as follows:

Beginning at a point in the southwesterly margin of Keeton Avenue, 16 feet southeast from the original corner of Lots Nos. 52 and 53, this said beginning point likewise being 963.2 feet northwest from a concrete monument set at a curve into Hillman Place; thence with the margin of Keeton Avenue, northwesterly 72 feet to a point which is 56 feet northwest from the original corner of Lots Nos. 52 and 53; thence S 43 deg. 59 mins. W 165 feet to a point; thence S 46 deg. 10 mins. E 72 feet to a point; thence N 43 deg. 59 mins. E 165 feet to the point of beginning.

BEING the same property conveyed to James Thomas Pittman Jr. and wife, Valerie Keener Pittman, by Warranty Deed from Jere Tickle and wife, Marie Tickle, dated 5/18/99 and recorded 5/20/99 in Book 11487, Page 26, 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: 332 Keeton Avenue, Old Hickory, TN 37138.

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 28th day of August, 2014.

James Thomas Pittman Jr.

Valerie Keener Pittman

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

James Thomas Pittman Jr. and Valerie Keener Pittman

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood Tennessee this 28th day of August, 2014.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public
My Commission Expires: 3/24/17