WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$266,000.00~~ $205,875.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF September, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/20/18
(AFFIX SEAL)

KG14-1911

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1913 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Otto Tittle	Otto Tittle	
1911 Avalon Drive (ADDRESS)	1911 Avalon Drive (NAME) (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37216 (CITY) (STATE) (ZIP)	072-08-169.00

Davidson County DEEDWARR
Recvd: 09/25/14 13:40 3 pgs
Fees:18.00 Taxes:761.74
20140925-0088466

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ANA C. ANDERSON, A SINGLE PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto OTTO TITTLE AND WIFE, ADRIENNE TITTLE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 14 on the Plan of Virginia Manor, of record in Plat Book 1835, Page 22, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ana C. Anderson, a single person by Warranty Deed from Nicholas Demarcus and Collette M. Demarcus, married, of record in Instrument No. 20100817-0064831, Register's Office for Davidson County, Tennessee, dated August 3, 2010 and recorded on August 17, 2010.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 1835, Page 22, Book 4147, Page 820; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1911 Avalon Drive, Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 24th day of September, 2014.

Ana C. Anderson

STATE OF ~~Tennessee~~ California
COUNTY OF ~~Davidson~~ Contra Costa

On this the 24th day of September, 2014, before me personally appeared Ana C. Anderson, a single person to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of September, 2014.

Notary Public

My Commission Expires: 7/29/2017

(SEAL)

NRO1 HAYLEY HORNBUCKLE COMM. #2035030 Notary Public - California Contra Costa County My Comm. Expires July 29, 2017 NRO1

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Cari Mule', do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Cari Mule' who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/20/18

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY