WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/30/16

(AFFIX SEAL)

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-22368

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roger S. Shaw Jr.	New Owner	181-00-0-057.00
(NAME)	(NAME)	
6341 Pettus Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140073917 DEEDWARR
Recvd: 10/01/14 14:32 2 pgs
Fees:13.00 Taxes:804.75
20141001-0090686

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, John Pitman and wife, Lee Pitman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Roger S. Shaw Jr., an unmarried 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:

Land in Davidson County, Tennessee and being more particularly described according to a survey by Bruce Rainey and Associates, survey as #823 dated April 18, 1995 recorded in Book 8250 Page 435 Register's Office for Davidson County Tennessee and known as Job No. 95-0043 as follows:

Beginning at an iron pin found on the Northerly margin of Pettus Road, said point of beginning being the Southwest corner of the herein described tract and also being the Southeast corner of the Jack E. Lytle property of record in Book 4778 Page 602 Register's Office for Davidson County, Tennessee; thence with Lytle's line North 06 degrees 08 minutes 13 seconds East 578.03 feet to an iron pin; thence with the line of the John T. Bottom Jr. property of record in Book 6242 Page 495 Register's Office for Davidson County, Tennessee, South 83 degrees 40 minutes 19 seconds East 148.77 feet to an iron pin, thence with the line of Joe M. Long of record in Book 3341 Page 207 Register's Office for Davidson County, Tennessee South 06 degrees 3 minutes 21 seconds West 589.90 feet to an iron pin set on the Northerly line margin of Pettus Road; thence with the Northerly margin of Pettus Road 79 degrees 08 minutes 15 seconds West 150.12 feet to the point of beginning.

Being the same property conveyed to John Pitman and wife Lee Pitman by Warranty Deed from William L. Blunkall and wife Janice S. Blunkall, recorded on the 10th day of July, 2003 in Instrument No. 20030710-0095290, in the Register's Office of Davidson County, Tennessee.

Betty Kean Blunkall having died on March 6, 1998 leaving her interest in said property to William L. Blunkall and wife Janice S. Blunkall as joint tenants with right of survivorship by Quitclaim Deed recorded on June 21, 1995 in Book 9708, Page 356, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 6341 Pettus Road, Antioch, TN 37013
(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 our hands this 25th day of September, 2014.

John Pitman

John Pitman

Lee Pitman

Lee Pitman

STATE OF North Carolina

COUNTY OF Wake

On this 25th day of September, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John Pitman and Lee Pitman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3/2/15

Julie K O'Day

Notary Public, Julie K. O'Day

Julie K O'Day
Notary Public
Wake County
North Carolina
My Commission Expires 3/2/2015