BILL GARRETT, Davidson County
Trans:T20140079234 DEEDWARR
Recvd: 10/21/14 13:45 2 pgs
Fees:13.00 Taxes:1668.70
20141021-0097030

WARRANTY DEED

State of Tennessee
County of ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $451,000.00

Affiant

Subscribed and sworn to before me, this the 17th day of October, 2014.

Notary Public

My commission expires: 03-07-17

(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE GEORGETTE R. KENNEDY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126 .

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jennifer Pittmann **John Pittmann**	Franklin American Mortgage Co.	Map 104-15-0 Parcel 140-00
2716 W. Linden Avenue	501 Corporate Centre Dr., Ste. 400	
Nashville, TN 37212	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William Stuart Hartley, an unmarried individual

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer Pittmann and John Pittmann, wife and husband

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:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: being the westerly one-half of Lot No. 13 on the Map of Sunset Park Subdivision, as of record in Book 332, Page 132. Said westerly one-half of Lot No. 13 fronts 50 feet on the northerly side of West Linden, formerly Sunset Avenue, and runs back 163.8 feet more or less on the easterly line and 163.9 feet on the westerly line, to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to William Stuart Hartley, an individual, by Quitclaim Deed dated December 24, 2012 from Dune Oaks, LLC, a Kentucky limited liability company, of record in Instrument No. 20121227-0119635, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 332, Page 132, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Driveway Agreement of record in Book 4888, Page 751, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **2716 W. Linden Avenue, Nashville, TN 37212**

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 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/our hand(s) this **17th** day of **October, 2014.**

William Stuart Hartley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **William Stuart Hartley,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of **October, 2014.**

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

Notary Public

My Commission Expires:_____