**RECORD AND RETURN TO:**
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140089100 DEEDWARR
Recvd: 11/26/14 09:35 2 pgs
Fees:13.00 Taxes:1581.75
20141126-0109035

MITCHELL A. WATTS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $427,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 8.21.17

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Alexander J. Davie | New Owner | 180020A04900CO |
| (NAME) | (NAME) | |
| 1208 Beech Hollow Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Vanessa R. Pitts, an unmarried woman, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alexander J. Davie, unmarried, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 8, Section Two, The Ridge at Stone Creek Park Subdivision, as shown on plat of record in Instrument #200601200007577, in the Register's Office, Davidson County, TN, to which plat reference is hereby make for a more complete description of said property.

Being the same property conveyed to Vanessa R. Pitts, an unmarried woman, by Warranty Deed from Drees Premier Homes, Inc., an Ohio corporation, dated February 9, 2007, of record in Instrument No. 20070213-0018173, Register's Office for Davidson County, Tennessee.

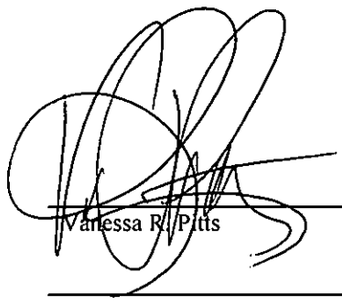
**This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Instrument No. 200601200007577; restrictions of record in Book 10324, page 365, Instrument No. 20010719007687S and Instrument No. 200207220087705; charter of record in Book 10324, page 358; stormwater detention agreement of record in Instrument No. 20020580064318; easements of record in Book 10716, page 596 and Book 5552, page 857; all of record in the Register's Office for Davidson County, Tennessee.**

unimproved ☐

This is improved ☒ property, known as 1208 Beech Hollow Drive, Nashville, TN 37221
(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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 24th day of November, 2014.

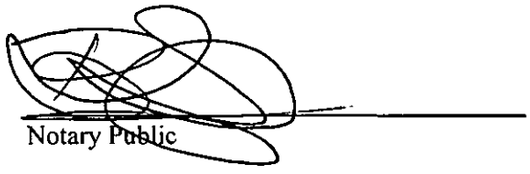


Vanessa R. Pitts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Vanessa R. Pitts, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 24th day of November, 2014.



Notary Public

My Commission Expires:

