Davidson County	DEEDWARR
Recvd: 12/04/14 07:46	5 pgs
Fees:28.00 Taxes:253.45	
20141204-0110986	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/20/17
(AFFIX SEAL)

KATRINA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-20-2017

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
James R. Sperance, III	Bank of Tennessee ISAOA/ATIMA	08103033900
(NAME)	(NAME)	
101 Stalbridge Ct.	P.O. Box 4980	
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066	Johnson City, TN 37602	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Sixty-Eight Thousand Five Hundred And No/100 Dollars ($68,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **David Pirtle and Carolyn Pirtle, husband and wife and Cherie S. Pirtle and husband, Cornick Whiteside**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James R. Sperance, III**, married, 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, Tennessee, described as follows, to-wit:
Being Lot No. 8 on the Plan of Kellow Gardens, Section I, of record in Plat Book 3500, Page 110, Register's Office for said County.
Said Lot No. 8 fronts 50 feet on the west margin of 11th Avenue, North, and extends back between lines 138.6 feet on the north line and 170.9 feet on the south line to a dead line in the rear, which is a broken line, and measures 63.2 feet.
Being the same premises conveyed to David Pirtle and wife, Carolyn Pirtle and Cherie S. Pirtle by Special Warranty Deed from Wells Fargo Home Loans, Inc. dated May 24, 2002 and recorded July 24, 2002 in Instrument No. 20020724-0088765 in the said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2227 11th Avenue N, Nashville, TN 37208

File Number: NAT-142207

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, has 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.

Cornick Whiteside, spouse of Cheri S. Pirtle, hereby joins in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which he may have in said property by virtue of his marriage or otherwise.

Witness our hands this 25th day of November, 2014.

David Pirtle

Carolyn Pirtle

Cherie S. Pirtle

Cornick Whiteside

File Number: NAT-142207

STATE OF INDIANA

COUNTY OF Lake

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.David Pirtle and Carolyn Pirtle, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of November, 2014.

Barbara J. Clark

Notary Public

My Commission Expires: 11-11-15

(SEAL)

BARBARA J. CLARK
Lake County
My Commission Expires
November 11, 2015

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Cheri Pirtle and Cornick Whiteside, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of November, 2014.

Notary Public

My Commission Expires:

(SEAL)

File Number: NAT-142207

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, has 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.

Cornick Whiteside, spouse of Cheri S. Pirtle, hereby joins in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which he may have in said property by virtue of his marriage or otherwise.

Witness our hands this 25th day of November, 2014.

David Pirtle

Carolyn Pirtle

Cherie S. Pirtle

Cornick Whiteside

File Number: NAT-142207

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.David Pirtle and Carolyn Pirtle, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of November, 2014.

_____
Notary Public

My Commission Expires:

(SEAL)

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Cheri Pirtle and Cornick Whiteside, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of November, 2014.

_____
Notary Public

My Commission Expires:

(SEAL)

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan
Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss
Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017