	State of Tennessee County of Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,000.00 Julie Martin Walker SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF Dec, 2014. 2-22-16 Notary Public MY COMMISSION EXPIRES:

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
JULIE MARTIN-WALKER	New Owner	021-00-0/246.00
(NAME) 4947 RAWLINGS ROAD	(NAME)	
(ADDRESS) JOELTON, TN 37080	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, ANDREW C. PITT AND WIFE, NADIA E. PITT, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JULIE MARTIN-WALKER, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF RAWLINGS & JOHNS SUBDIVISION, OF RECORD IN PLAT BOOK 8250, PAGE 366, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO ANDREW C. PITT AND WIFE, NADIA E. PITT, BY WARRANTY DEED FROM OPAL PEDDER, RECORDED ON APRIL 21, 2006 IN INSTRUMENT NO. 20060421-0046098, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 4947 RAWLINGS ROAD, JOELTON, TN 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 3 day of Dec, 2014.

BILL GARRETT, Davidson County
Trans:T20140090825 DEEDWARR
Recvd: 12/04/14 10:45 2 pgs
Fees:13.00 Taxes:791.80
20141204-0111162

ANDREW C. PITT

NADIA E. PITT

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, ANDREW C. PITT AND NADIA E. PITT, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 3rd day of Dec, 2014.

NOTARY PUBLIC
My commission expires: 7-19-16

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY