Davidson County DEEDWARR
Recvd: 02/03/15 14:39 3 pgs
Fees:18.00 Taxes:1572.50
20150203-0010165

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 2nd day of February, 2015, by and between Jack T Pitt, by Benjamin Pitt , Attorney In Fact, unmarried, party of the first part, and Gilberto Gonzalez, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Parcel 1:

Being Lots Nos. 2, 3 and 4 on th Map of Montague Falls Annex, Charles U. Coggin's Subdivision of part of Tract No. 18 (being erroneously omitted in prior Quit Claim Deed) on the Plan of Montague.

Said Lots fronts 60 feet each on the southeasterly side of the Private Drive, and extends back between parallel lines 320 feet, more or less to Cumberland River.

Less and Except property Quit Claimed to Bernie M. Salter and wife Rita S. Salter of record at Book 5723, Page 60, described as follows:

Land in Davidson County, Tennessee, being part of Lot 4 on the plan of Montague Falls Annex, as of record in Book 421, Page 192, said Register's Office, and described as follows according to a survey made by R. L. Montoya, dated February 23, 1981:

Beginning at a point on the common line between lots 4 and 5 on said plan, said point being north 49 deg. 03 min. 38 sec. West 22.8 feet from the common rear corner of Lots 4 and 5; thence North 64 deg. 16 min. 10 sec. West 41.19 feet to an iron pin; thence North 39 deg. 20 min. 32 sec. West 64.01 feet to an iron pin; thence with the common line between lots 4 and 5 on said plan South 49 deg. 03 min. 38 sec. East 102.84 feet to the point of beginning.

Being part of the same property conveyed to Jack T. Pitt and Betty C. Pitt by virtue of that certain Installment Deed dated August 10, 1978, at Book 5323, Page587, in the Register's Office of Davidson County, Tennessee. The said Betty C. Pitts passed away on May 6, 2013 leaving Jack T. Pitt the sole owner.
Parcel 2:

Land in Davidson County, Tennessee, being part of Lot 5 on the Plan of Montague Falls Annex, as of record in Book 421, Page 192, said Register's Office, and described as follows according to a survey made by R. L. Montoya, dated February 23, 1981:

Beginning at a point which is the common rear corner of Lots 4 and 5 on said plan; thence with the line between said lots, North 49 deg. 03 min. 38 sec. West 22.8 feet to a point; thence South 64 deg. 16 min. 10 sec. East 25.85 feet to a point on the rear line of said lot 5; thence South 58 deg. 27 min. 49 sec. WEst 7.11 feet to the point of beginning.

Being part of the same property conveyed to Jack T. Pitt and Betty C. Pitt by virtue of that certain Quit Claim Deed dated March 10, 1981, at Book 5722, Page 241 in the Register's Office of Davidson County, Tennessee. The said Betty C. Pitts passed away on May 6, 2013 leaving Jack T. Pitt the sole owner.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable and an easement of record at Book 9569, Page 300; 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(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Jack T Pitt, by Benjamin Pitt , Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Benjamin Pitt, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Jack T Pitt and acknowledged that he executed the same as the free act and deed of the said Jack T Pitt.

WITNESS my hand and official seal at office this 2nd day of February, 2015.

Notary Public

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-23-2016

My Commission Expires: _____

Property Owner & Address: Gilberto Gonzalez

1013 Falls Ave
Madison, TN 37115

Tax Parcel No 05209002500

Property Address: 1013 Falls Ave
Madison, TN 37115

MAIL TAX BILLS TO: Owner @ owners address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $425,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 2nd day of February, 2015.

Notary Public

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-23-2016

My Commission Expires:_____

Certificate of Authenticity

I, Gail Hudson, do hereby make oath that I am a licensed attorney and/or 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.

Gail Hudson

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Gail Hudson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page

Notary's Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18.