(2)

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150027398 DEEDQC
Recvd: 04/13/15 12:30 2 pgs
Fees:12.00 Taxes:0.00
20150413-0032301

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 3rd DAY OF April, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7419 PITTS JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Gerald C Pitts II	Southeast Financial Credit Union	072-08-0-077.00
2108 Geneiva Drive	220 S Royal Oaks Blvd	
Nashville, TN 37216	Franklin TN 37064	

FOR AND 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,

CARAH C. PITTS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

GERALD C PITTS II

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2108 Geneiva Drive, Nashville, TN 37216

Witness my hand on this 3rd day of April, 2015

Carah C. Pitts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Carah C. Pitts and , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Carah C. Pitts and executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 3RD day of April, 2015

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

15-7419 PITTS JV

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 11, GENEIVA HEIGHTS, as shown on plat of record in Plat Book 2083, Page 65, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Gerald Pitts and Carah C. Pitts, husband and wife by Warranty Deed from James N. Duke, unmarried, recorded on the 26th day of November, 2008 in Instrument No. 20081126-0116096, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GENEIVA HEIGHTS, as recorded in Plat Book 2083, Page(s) 65, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2204, Page 601 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).