WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150035726 DEEDWARR
Recvd: 05/08/15 11:16 2 pgs
Fees:13.00 Taxes:573.50
20150508-0042311

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this 7th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 9-10-18
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
SUSAN L HEINRICH
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Lori Ann Pittman	First National Mortgage Services, LLC ISAOA/ATIMA	161 11 0A 080.00
(NAME)	(NAME)	
420 Huntington Ridge Drive	2230 Mercury Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifty-Five Thousand And No/100 Dollars ($155,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Cindy V. Carder, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lori Ann Pittman**, 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:

Being Lot No. 80 on the Plan of Huntington Ridge Townhouse Condominiums, Revision One, of record in Plat Book 9700, Page 846, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to John G. Goodwin, a single man by Internal Revenue Service Deed from The United States of America, acting by and through the Internal Revenue Service, dated February 30, 2013 and recorded February 19, 2010 in Instrument No. 20100219-0013011in the said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Cindy V. Lawson, a single person by Warranty Deed from John G. Goodwin and wife, Elizabeth Pope Goodwin dated December 30, 2013 and recorded January 3, 2014 in Instrument No. 201401030000807 in the said Register's Office for Davidson County, Tennessee.

File Number: GRN-151700

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 420 Huntington Ridge Drive, Nashville, TN 37211

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.

Witness our hands this 7th day of May, 2015.

Cindy V Carder
Cindy V. Carder

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state Cindy V. Carder 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 15th of May, 2015.

Notary Public

My Commission Expires: September 10, 2018

(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-151700