BOX 10-B

BILL GARRETT, Davidson County
Trans: T20150036379 DEEDWARR
Recvd: 05/11/15 15:24 4 pgs
Fees: 23.00 Taxes: 555.00
20150511-0043114

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR ~~VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8TH DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES RITZMAN	**JAMES RITZMAN**	**083-10-0-046.00**
(NAME)	(NAME)	
3301 TRAIL DAIRY CIRCLE	**1630 ORDWAY PLACE**	
(ADDRESS)	(ADDRESS)	
NORTH FORT MYERS, FL 33917	**NASHVILLE, TN 37206**	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, AVERY COMPTON, JR., PAIGE CHITWOOD PIERPAOLI, FORREST DAVID CHITWOOD, JR., PAMELA JEAN CHITWOOD COMPTON, KENT CHITWOOD, KEITH CHITWOOD, ROBERT B. CHITWOOD, BARI LYNN CHITWOOD BROWN AND CHARLES M. CHITWOOD, BEING ALL THE HEIRS AT LAW OF WILMA RUTH CHITWOOD, DECEASED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES RITZMAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 1 on the Plan of McEwen Place, of record in Plat Book 3500, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wilma Ruth Chitwood and Avery Compton, Jr. by deed from the Secretary of Veterans Affairs, an Officer of the United States of America, of record in Instrument No. 20020506-0055346, dated April 24, 2002, said Register's Office. The said Wilma Ruth Chitwood having since died intestate on or about March 23, 2005, leaving said property to PAIGE CHITWOOD PIERPAOLI, FORREST DAVID CHITWOOD, JR., PAMELA JEAN CHITWOOD COMPTON, KENT CHITWOOD, KEITH CHITWOOD, ROBERT B. CHITWOOD, BARI LYNN CHITWOOD BROWN, AND CHARLES M. CHITWOOD, BEING ALL THE HEIRS AT LAW OF WILMA RUTH CHITWOOD. See Affidavit of Heirship as to Wilma Ruth Chitwood of record in Instrument 20150506-0041363, Register's Office of Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Plat Book 3500, page 37, and any and all other easements, restrictions and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

See Powers of Attorney of record as Instrument Nos. 20150506-0041376, 20150506-0041377, 20150506-0041378, 20150506-0041379, 20150506-0041380, 20150506-0041381, 20150506-0041382, 20150506-0041383 empowering Avery Compton, Jr. to execute and dispose of real property of the Grantors herein.

Bari L. Brown, Bari Lynn Chitwood Brown and Bari L. Brown Chitwood are one and the same person.
Keith Chitwood and Martin Keith Chitwood are one and the same person.
Forrest David Chitwood, Forrest D. Chitwood and Forrest D. Chitwood, Jr. are one and the same person.

Unimproved ( )
This is improved(X) property, known as **412 N 17th STREET, NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 8th day of May, 2015.

Avery Compton Jr

AVERY COMPTON, JR.
Paige Chitwood Pierpaoli
By Avery Compton, Jr Attorney in Fact
For Paige Chitwood Pierpaoli

Forrest David Chitwood Jr
By Avery Compton Jr Attorney in Fact
for Forrest David Chitwood Jr

PAIGE CHITWOOD PIERPAOLI
By:Avery Compton, Jr. Attorney in Fact
for Paige Chitwood Pierpaoli
Pamela Jean Chitwood Compton
By Avery Compton Jr. Attorney in Fact
~~AC~~ for ~~Paige Chitwood Pierpaoli~~ AC
By Avery Compton Jr.

FORREST DAVID CHITWOOD, JR.
By:Avery Compton, Jr. Attorney in Fact
for Forrest David Chitwood, Jr.
Kent Chitwood
By Avery Compton Jr Attorney in Fact
for Kent Chitwood

PAMELA JEAN CHITWOOD COMPTON
By:Avery Compton, Jr. Attorney in Fact
for Pamela Jean Chitwood Compton
Keith Chitwood
By Avery Compton Jr. Attorney in Fact
for Keith Chitwood

KENT CHITWOOD
By:Avery Compton, Jr. Attorney in Fact
for Kent Chitwood
Robert B. Chitwood
By Avery Compton Jr Attorney in Fact
for Robert B Chitwood

KEITH CHITWOOD
By:Avery Compton, Jr. Attorney in Fact
for Keith Chitwood
Bari Lynn Chitwood Brown
By Avery Compton Jr Attorney in Fact
For Bari Lynn Chitwood Brown

ROBERT B. CHITWOOD
By:Avery Compton, Jr. Attorney in Fact
for Robert B. Chitwood
Charles M. Chitwood
By Avery Compton Jr Attorney in Fact
for ~~Robert~~ Charles M. Chitwood

BARI LYNN CHITWOOD BROWN
By:Avery Compton, Jr. Attorney in Fact
for Bari Lynn Chitwood Brown

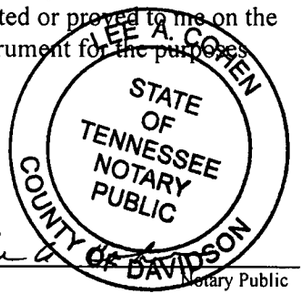
CHARLES M. CHITWOOD
By:Avery Compton, Jr. Attorney in Fact
for Charles M. Chitwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **AVERY COMPTON, JR.,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th of MAY, 2015.

My commission expires: November 5, 2018.



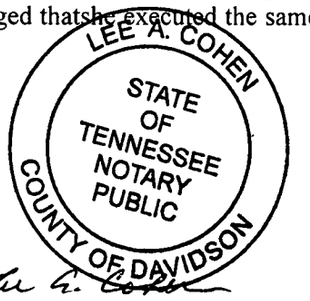
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **AVERY COMPTON, JR. ATTORNEY IN FACT FOR PAIGE CHITWOOD PIERPAOLI**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **PAIGE CHITWOOD PIERPAOLI** and who acknowledged that she executed the same as the free act and deed of **PAIGE CHITWOOD PIERPAOLI**.

Witness my hand and official seal at office this 8th day of May, 2015.

My Commission expires: November 5, 2018



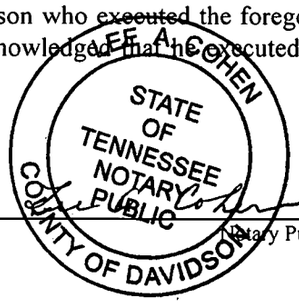
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **AVERY COMPTON, JR. ATTORNEY IN FACT FOR FORREST DAVID CHITWOOD, JR.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **FORREST DAVID CHITWOOD, JR.** and who acknowledged that he executed the same as the free act and deed of **FORREST DAVID CHITWOOD, JR.**

Witness my hand and official seal at office this 8th day of May, 2015.

My commission expires: November 5, 2018.



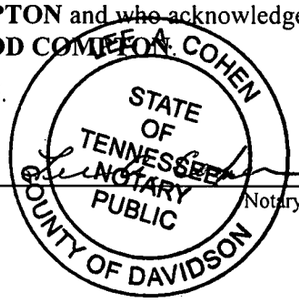
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **AVERY COMPTON, JR. ATTORNEY IN FACT FOR PAMELA JEAN CHITWOOD COMPTON,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **PAMELA JEAN CHITWOOD COMPTON** and who acknowledged that he executed the same as the free act and deed of **PAMELA JEAN CHITWOOD COMPTON**.

Witness my hand and official seal at office this 8th day of May, 2015.

My commission expires: November 5, 2018.



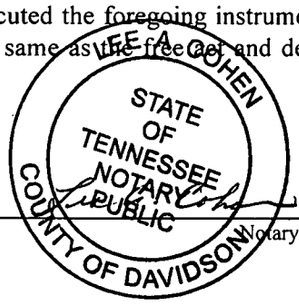
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **AVERY COMPTON, JR. ATTORNEY IN FACT FOR KENT CHITWOOD,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **KENT CHITWOOD** and who acknowledged that he executed the same as the free act and deed of **KENT CHITWOOD**.

Witness my hand and official seal at office this 8th day of May, 2015.

My commission expires: November 5, 2018.



Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **AVERY COMPTON, JR. ATTORNEY IN FACT FOR KEITH CHITWOOD**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **KEITH CHITWOOD** and who acknowledged that he executed the same as the free act and deed of **KEITH CHITWOOD**.

Witness my hand and official seal at office this 8th day of May, 2015.

My commission expires: November 5, 2018.

Lee A. Cohen
Notary Public

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **AVERY COMPTON, JR. ATTORNEY IN FACT FOR ROBERT B. CHITWOOD**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **ROBERT B. CHITWOOD** and who acknowledged that he executed the same as the free act and deed of **ROBERT B. CHITWOOD**.

Witness my hand and official seal at office this 8th day of May, 2015.

My commission expires: November 5, 2018.

Lee A. Cohen
Notary Public

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **AVERY COMPTON, JR. ATTORNEY IN FACT FOR BARI LYNN CHITWOOD BROWN**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **BARI LYNN CHITWOOD BROWN** and who acknowledged that he executed the same as the free act and deed of **BARI LYNN CHITWOOD BROWN**.

Witness my hand and official seal at office this 8th day of May, 2015.

My commission expires: November 5, 2018.

Lee A. Cohen
Notary Public

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **AVERY COMPTON, JR. ATTORNEY IN FACT FOR CHARLES M. CHITWOOD**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **CHARLES M.. CHITWOOD** and who acknowledged that he executed the same as the free act and deed of **CHARELS M. CHITWOOD**.

Witness my hand and official seal at office this 8th day of May, 2015.

My commission expires: November 5, 2018.

Lee A. Cohen
Notary Public

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON