THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15054028**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $345,000.00. Affiant Subscribed and sworn to before me, this 19th day of June, 2015. Notary Public My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Brian D. Pitts 1020 SEYMOUR AVE Nashville TN 37206-3414	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 83-5-28.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John David Miller, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian D. Pitts and Sara B. Pitts, husband and wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 59 on the Map of Stratton & Seymour's Addition, of record in Book 57, Page 23, in the Register's Office for said County and a small triangular lot adjoining said Lot No. 59, on the Southeasterly corner thereof and described as follows: Beginning at a point on the Southerly margin of Seymour Avenue at the Northwest corner of Lot No. 7 of Block "D" of the Eastwood Addition, of record in Book 332, Page 63, Register's Office for said County; thence Southerly along the Westerly margin of Lot No. 7, a distance of 150 feet to the North margin of a 12 foot alley; thence Westerly along the North margin of said alley 50 feet to a point, the Southeast corner of the property conveyed to Florence Averiett by deed of record in Book 555, Page 149, said Register's Office; thence North along Averietts Easterly line 150 feet to the Southerly margin of Seymour Avenue 50 feet to the point of beginning.

Being the same property conveyed to John David Miller, an unmarried man by Warranty Deed from Darren Tate, married, recorded on the 6th day of February, 2007 in Instrument No. 20070206-0015341, 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.

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

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of STRATTON & SEYMOUR'S ADDITION TO EDGEFIELD, as recorded in Plat Book 57, Page(s) 23.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1020 SEYMOUR AVE Nashville TN 37206-3414

BILL GARRETT, Davidson County
Trans:T20150050394 DEEDWARR
Recvd: 06/24/15 10:08 2 pgs
Fees:13.00 Taxes:1276.50
20150624-0060394

This is improved property located at 1020 SEYMOUR AVE Nashville TN 37206-3414

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of June, 2015.

John David Miller

Katherine Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John David Miller and Katherine Miller, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of June, 2015.

Nathan L. Powers
Notary Public

my commission expires:
02/26/17

