BILL GARRETT, Davidson County
Trans:T20150053469 DEEDWARR
Recvd: 07/02/15 10:40 2 pgs
Fees:13.00 Taxes:506.90
20150702-0064175

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of June, 2015, by and between Jack T Pitt, bunmarried, party of the first part, and Susan Trinchitella, , party of the second part.

WITNESS: That for and in consideration of One Hundred Thirty Seven Thousand and no/100 Dollars ($137,000.00) 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:

M&P: 05201020000 257 Madison Blvd., Madison, TN

Land in Davidson County, Tennessee, being Lot No. 13 and the easterly 31.3 feet of Lot No. 12 of Block "F" on the revised plan of Power and Roth's Madison Park Subdivision of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee.

Said Lot and part of said lot adjoin and front together 83.3 feet on the northerly side of Madison Boulevard and extends back between lines 263.9 feet on the easterly line of Lot No. 13 and 230 feet, more or less, on the westerly line of a part of Lot No. 12, to a lien in the rear which they measure 80 feet.

M&P: 05201033400 259 Madison Blvd., Madison, TN

Land in Davidson County, Tennessee, being the southerly part of Lot 14 of Block "F" on the revised plan of Power and Roth's (erroneously referred to as Rother's in prior deed) Madison Park Subdivision of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 53 feet on the northerly line and 163.9 feet, more or less, on the westerly line in the rear on which it measures 50 feet, more or less.

Being all or part of the same property conveyed to Jack T. Pitt by virtue of that certain Trustee's Deed dated December 30, 1899, at Instrument No. 20150522-0047324 in the amount of $180,000.00 in the Register's Office of Davidson County, Tennessee.

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), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am 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 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), her 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, Hfct
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 29th day of June, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Susan Trinchitella
288 Stratford Park Blvd.
Gallatin, TN 370066

MAIL TAX
BILLS TO: Susan Trinchitella
288 Stratford Park Blvd.
Gallatin, TN 370066

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 $137,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

C Walsh
AFFIANT

SUBSCRIBED AND SWORN TO before me this 29th day of June, 2015.

CRYSTAL SANTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

Notary Public

My Commission Expires: